

From: **Maureen Murtaugh** <maureen.murtaugh@gmail.com>
To: **Mstevens@summitcounty.org** <Mstevens@summitcounty.org>
Subject: Dakota Pacific Development
Date: 25.10.2021 11:48:27 (+02:00)



Maureen Murtaugh <maureen.murtaugh@gmail.com>
to publiccomments ▾

11:45 AM (1 minute ago)



Dear Malena,

I am writing to express my concerns about the proposed Dakota Pacific Development. I have been a Summit County resident for just shy of 19 years. Traffic in and around the Kimball junction area is increasingly an issue. Adding a project with density is certainly going to increase the traffic issues.

Is the traffic mitigation plan funded and when will it be completed? I urge you not to approve the project until traffic abatement is completed. Furthermore, I have concerns about a fly-over which will freeze more quickly than surface roads. We have many drivers who visit and are not familiar with the hazards of winter driving.

Please preserve the livability and visitability of Park City. Creating traffic gridlock is not how to do it.

Maureen Murtaugh
Deer Lake Village

From: **Maya McSpadden** <maya.mcspadden@gmail.com>
To: **cfrobinson@summitcounty.org** <cfrobinson@summitcounty.org>
Subject: Dakota Pacific Development
Date: 25.10.2021 10:16:57 (+02:00)

Dear Summit County Council member,

I sincerely request that you do not approve the Dakota Pacific Project in Kimball Junction. This project will add water burden, traffic congestion, and will further stress the employment pool. Adding another hotel, homes, and supermarkets does not benefit the residents of Park City. While they may add some jobs, there is already a deficit of employees and affordable housing to support existing businesses. Housing has become so unaffordable that our service workers, educators, firefighters, etc are being pushed out of the community and there is little to draw workers to commute into our town. Our community needs more affordable workforce housing, and more services such as child care centers, camps, etc for existing residents, not more nightly rentals. Kimball Junction can not handle the current traffic and the proposed traffic mitigation strategies, including the flyover, have not been adequately vetted or funding secured. We need to address current infrastructure issues before another community/project can be considered.

I strongly oppose the Dakota Pacific Project and encourage you to do the same.

--

Maya McSpadden, MPA, PA-C

From: **Maureen Murtaugh** <maureen.murtaugh@gmail.com>
To: **Gwright@summitcounty.org** <Gwright@summitcounty.org>
Subject: Dakota Pacific Development
Date: 25.10.2021 11:49:24 (+02:00)



Maureen Murtaugh <maureen.murtaugh@gmail.com>
to publiccomments ▾

11:45 AM (1 minute ago)



Dear Glen,

I am writing to express my concerns about the proposed Dakota Pacific Development. I have been a Summit County resident for just shy of 19 years. Traffic in and around the Kimball junction area is increasingly an issue. Adding a project with density is certainly going to increase the traffic issues.

Is the traffic mitigation plan funded and when will it be completed? I urge you not to approve the project until traffic abatement is completed. Furthermore, I have concerns about a fly-over which will freeze more quickly than surface roads. We have many drivers who visit and are not familiar with the hazards of winter driving.

Please preserve the livability and visitability of Park City. Creating traffic gridlock is not how to do it.

Maureen Murtaugh
Deer Lake Village

From: **Paul Newman** <pdnew@msn.com>
To: **countycouncil@summitcounty.org** <countycouncil@summitcounty.org>
Subject: Dakota Pacific Development
Date: 26.10.2021 03:02:43 (+02:00)

I am writing to express my opposition to this proposed development. I live off Highway 224 and would be directly impacted by the increased traffic and congestion that this development would create. The proposed development requires a change to the land use plan and should be denied.

Paul Newman
3955 N Timberwolf Ln 4D
Park City, Utah 84098

From: **Corinne Crandall** <ccwvmm@yahoo.com>
To: **countycouncil@summitcounty.org** <countycouncil@summitcounty.org>
Subject: Dakota Pacific development
Date: 25.10.2021 21:45:45 (+02:00)

Dear Council members,

I respectfully request that the only approvals that are granted are in line with the original plans.

Thank you,

Corinne Crandall

Sent from my iPad

From: **Roger Armstrong** <rarmstrong@summitcounty.org>
To: **Margaret Olson** <molson@summitcounty.org>; **Dave Thomas** <dthomas@summitcounty.org>
CC: **County Council** <CountyCouncil@summitcounty.org>
Subject: Dakota Pacific Emails
Date: 26.10.2021 16:11:39 (+02:00)

Margaret and Dave:

Council is receiving hundreds of emails concerning Dakota Pacific. Is Council prohibited from reading these emails for the same reason we cannot take public input on the issue?

Roger Armstrong
Member
Summit County Council
(818) 207-1417
rarmstrong@summitcounty.org



From: **ksilianoff@yahoo.com** <ksilianoff@yahoo.com>
mstevens@summitcounty.org <mstevens@summitcounty.org>;
rarmstrong@summitcounty.org <rarmstrong@summitcounty.org>;
To: **aclyde@summitcounty.org** <aclyde@summitcounty.org>;
cfrobinson@summitcounty.org <cfrobinson@summitcounty.org>;
gwright@summitcounty.org <gwright@summitcounty.org>
Subject: Dakota Pacific in Kimball Junction
Date: 25.10.2021 13:15:48 (+02:00)

Hello All:

I'm emailing you today to share my thought/concerns about the scope of the proposed Dakota Pacific development in Kimball Junction.

I have followed the development plans over the years, and I think that a residential project does make more sense than a tech center, but the scope of this project as it now stands seems way too large for the already congested Kimball Junction area.

My main concerns are:

- **Traffic.** How will this really impact traffic?
- **Water availability:** There is such a water shortage in the West, and it seems to be getting worse not better
- **Light pollution:** I live in Ranch Place and I can see Kimball Junction from my house. The lights from Skullcandy and the road next to it are so bright (I've emailed the council about this in the past, but did not receive an reply). I am concerned about the light pollution from the new development. The Visitor Center and its parking lot seem to put out much less light pollution than the nearby road and Skullcandy. I hope light pollution will be a big consideration for any future development in that area.
- **Affordable housing vs. commercial buildings and hotels:** I think the new development should have more affordable housing and fewer (even none) hotels and commercial buildings. I think developing this spot for affordable housing/public transportation/walkability/bike ability is a great idea—but why do we have to more hotels?

I just wanted to share my opinion as a Summit County/Snyderville Basin resident. Although it would be nice to keep this space undeveloped, I am not opposed to developing it in a better (more affordable housing, less commercial and hotel space) way.

I urge you to vote NO and re-visit the scope of this massive project—it's close but I think it could be better. Thank you,

Kathy Silianoff
1962 Browning Court

From: **Jennifer Bevilacqua** <jennifer@drinkh2o.net>
publiccomments@summitcounty.org <publiccomments@summitcounty.org>;
mstevens@summitcounty.org <mstevens@summitcounty.org>;
To: **rarmstrong@summitcounty.org** <rarmstrong@summitcounty.org>;
dclyde@summitcounty.org <dcllyde@summitcounty.org>;
cfrobinson@summitcounty.org <cfrobinson@summitcounty.org>;
gwright@summitcounty.org <gwright@summitcounty.org>
Subject: Dakota Pacific Planned Community - DO NOT APPROVE
Date: 25.10.2021 00:59:37 (+02:00)

Dear County Council,

I am a resident of Park City. I am writing today to strongly oppose the Dakota Pacific Planned Community. Below are the reasons to NOT approve this development.

1. This is not a work force driven project, it's a major neighborhood. Only 330 work force units out of 1100 and most of the 2M sq ft includes hotels and supermarkets that far outweighs the work force units
2. This project will create major traffic problems throughout Kimball Junction. Adding 3000 residents and 4000 vehicles is too much for an already overloaded area.
3. The traffic mitigation plan is not aligned with the development phase dates. The flyover will cost at least \$130M and will take 7 years if it gets approved and built on schedule which never happens when the government is controlling the project
4. Workforce housing will not be affordable for the bottom earning workers and we don't have any estimates yet because we don't have updated AMI numbers yet.
5. Where is the water going to come from for this and other development projects? We are in a drought and we will have to supply water to more than 3000 new residents?
6. The new load of residents in the Kimball junction will crush the local infrastructure and the only solution to that is build more? Insanity.
7. Its not the County Councils responsibility to provide work force housing for the businesses in Park City. The businesses should provide more compensation and build housing in Kamas or rural areas of Summit County. The commute is not the real issue, it's the pay the businesses pay workers. If they can't afford it then they should be in some other business. Also provide bus transportation for commutes paid for by the businesses.
8. The motive for the Country Council to approve this is unknown, they have not demonstrated any benefit to the residents of the greater Park City area. They may be influenced by powerful forces outside Park City in Salt Lake or the state of Utah.

Thank you for preserving the quality of life here in Park City.

Sincerely,

Jennifer Bevilacqua

From: **Polly Ivers** <polly_ivers@yahoo.com>
dclyde@summitcounty.org <dclyde@summitcounty.org>;
mstevens@summitcounty.org <mstevens@summitcounty.org>;
To: **rarmstrong@summitcounty.org** <rarmstrong@summitcounty.org>;
cfrobinson@summitcounty.org <cfrobinson@summitcounty.org>;
gwright@summitcounty.org <gwright@summitcounty.org>
Subject: Dakota Pacific Planned Community - Please vote NO
Date: 24.10.2021 22:20:00 (+02:00)

Council Members, as a long time community member, I have great concerns in regards to this project. The development will have a significant negative impact on the environment, climate, wildlife, existing drought, air quality, and traffic congestion.

What about Policy 2.3? This is not an existing entitlement.

Too much development has been approved already (i.e. Canyons, Junction), and we are seeing the cumulative negative impacts everyday.

As you are community representatives, I implore you to NOT approve this project.

Respectfully, Polly Ivers

From: **sunny pater** <sunny.pater81@gmail.com>
To: **Mstevens@summitcounty.org** <Mstevens@summitcounty.org>
Subject: Dakota pacific planned community
Date: 24.10.2021 16:03:13 (+02:00)

Just emailing to voice that I AM NOT in support of this plan for a whole host of reasons. PLEASE do not move forward with this please.

Sent from my iPhone

From: **Kathryn Pratchett** <kathypratchett@hotmail.com>
mstevens@summitcounty.org <mstevens@summitcounty.org>;
rarmstrong@summitcounty.org <rarmstrong@summitcounty.org>;
To: **dclyde@summitcounty.org** <dclyde@summitcounty.org>;
cfrobinson@summitcounty.org <cfrobinson@summitcounty.org>;
gwright@summitcounty.org <gwright@summitcounty.org>
Subject: Dakota Pacific Planned Community
Date: 24.10.2021 20:59:07 (+02:00)

To Whom it May Concern:

I am extremely concerned about the upcoming Dakota Pacific Planned Community proposed project around Kimball junction. We don't need more housing in such a congested part of town. The roads can not support it. Our water supply can not support it. Please help preserve our beautiful mountain town by denying the developers request for a zoning change.

Regards,
Kathryn Pratchett

From: **Katharine Richardson** <ktrich@me.com>
mstevens@summitcounty.org <mstevens@summitcounty.org>;
rarmstrong@summitcounty.org <rarmstrong@summitcounty.org>;
To: **dclyde@summitcounty.org** <dclyde@summitcounty.org>;
cfrobinson@summitcounty.org <cfrobinson@summitcounty.org>;
gwright@summitcounty.org <gwright@summitcounty.org>
Subject: Dakota Pacific Planned Community
Date: 27.10.2021 12:52:40 (+02:00)

Dear Councilors- We are writing to you today to ask you to vote no to the land use change Dakota Pacific is asking for for the Kimball Junction project. We are residents of Pinebrook and shop and travel through Kimball Junction many times throughout the day. We believe the project as presented will have a huge negative impact on traffic congestion that is already a daily problem. Other concerns about a project that would add thousands of new residents are the impact on schools that are now overcrowded, and water use that a residential project of this size would bring. Please consider the opposition that residents and your constituents bring to the project rather than the wants of outside developers.

Thank you- Nick and Katie Richardson

From: **Wendymcryan** <wendymcryan@gmail.com>
To: **dclyde@summitcounty.org** <dclyde@summitcounty.org>
gwright@summitcounty.org <gwright@summitcounty.org>;
CC: **crobinson@summitcounty.org** <crobinson@summitcounty.org>;
mstevens@summitcounty.org <mstevens@summitcounty.org>;
rarmstrong@summitcounty.org <rarmstrong@summitcounty.org>
Subject: Dakota Pacific Planned Community development project -JUST SAY NO!
Date: 25.10.2021 17:10:10 (+02:00)

Dear Doug and all Councilors,

Five years ago on a really cold morning with mud everywhere, the County Council walked the under construction Canyons Golf Course revised hole 11 with several Sunpeak residents and HOA board members, many County officials representing several departments, and me. Long story short: Summit County Council didn't let Vail's unapproved plan proceed. It's time to do the right thing again and JUST SAY NO! Sally Elliott has provided the history of the 50 acres and has said it the best. It wasn't acceptable in 2008 and the current developer submission is definitely an unacceptable proposal in 2021 if we want to preserve our way of life in this mountain community as the majority of us do. The way of life is why we are here!

Wendy Cryan
3945 Voelker Court
Park City

From: **Tanya Keller** <keller.tmk@gmail.com>
To: **mstevens@summitcounty.org** <mstevens@summitcounty.org>
Subject: Dakota Pacific planned community in Kimball Junction
Date: 26.10.2021 12:59:40 (+02:00)

Dear Council Member Stevens,

I strongly oppose the Dakota Pacific planned community in Kimball Junction. We have lived in Utah all of our lives, and chose Park City to raise a family because it is a small mountain town with a close, tight-knit community. This small mountain town has already become a hub for non-stop traffic and crowding.

All three of my kids are on the Park City Ski Team, they practice at the Utah Olympic Park on the weekdays. I spend every afternoon in a traffic line on the 224 that extends from Kimball Junction past the blue roof 7-11. What should be a 5 minute drive to the UOP can take up to 30 minutes. I can't imagine what would happen if we add a planned community right in the middle of all of this chaos. Please vote to keep this a small mountain town while we still have the option. If we keep building at this rate, we will just be another commercialized ski city.

Please cease building any more planned communities until the existing traffic and crowding problem has been solved.

Thank you,
Tanya Keller

From: **Tanya Keller** <keller.tmk@gmail.com>
To: **dclyde@summitcounty.org** <dclyde@summitcounty.org>
Subject: Dakota Pacific planned community in Kimball Junction
Date: 26.10.2021 13:00:54 (+02:00)

Dear Council Member Clyde,

I strongly oppose the Dakota Pacific planned community in Kimball Junction. We have lived in Utah all of our lives, and chose Park City to raise a family because it is a small mountain town with a close, tight-knit community. This small mountain town has already become a hub for non-stop traffic and crowding.

All three of my kids are on the Park City Ski Team, they practice at the Utah Olympic Park on the weekdays. I spend every afternoon in a traffic line on the 224 that extends from Kimball Junction past the blue roof 7-11. What should be a 5 minute drive to the UOP can take up to 30 minutes. I can't imagine what would happen if we add a planned community right in the middle of all of this chaos. Please vote to keep this a small mountain town while we still have the option. If we keep building at this rate, we will just be another commercialized ski city.

Please cease building any more planned communities until the existing traffic and crowding problem has been solved.

Thank you,
Tanya Keller

From: **Tanya Keller** <keller.tmk@gmail.com>
To: **countycouncil@summitcounty.org** <countycouncil@summitcounty.org>
Subject: Dakota Pacific planned community in Kimball Junction
Date: 26.10.2021 13:02:33 (+02:00)

Summit County Council Members,

I strongly oppose the Dakota Pacific planned community in Kimball Junction. We have lived in Utah all of our lives, and chose Park City to raise a family because it is a small mountain town with a close, tight-knit community. This small mountain town has already become a hub for non-stop traffic and crowding.

All three of my kids are on the Park City Ski Team, they practice at the Utah Olympic Park on the weekdays. I spend every afternoon in a traffic line on the 224 that extends from Kimball Junction past the blue roof 7-11. What should be a 5 minute drive to the UOP can take up to 30 minutes. I can't imagine what would happen if we add a planned community right in the middle of all of this chaos. Please vote to keep this a small mountain town while we still have the option. If we keep building at this rate, we will just be another commercialized ski city.

Please cease building any more planned communities until the existing traffic and crowding problem has been solved.

Thank you,
Tanya Keller

From: **Tanya Keller** <keller.tmk@gmail.com>
To: **rarmstrong@summitcounty.org** <rarmstrong@summitcounty.org>
Subject: Dakota Pacific planned community in Kimball Junction
Date: 26.10.2021 13:00:10 (+02:00)

Dear Council Member Armstrong,

I strongly oppose the Dakota Pacific planned community in Kimball Junction. We have lived in Utah all of our lives, and chose Park City to raise a family because it is a small mountain town with a close, tight-knit community. This small mountain town has already become a hub for non-stop traffic and crowding.

All three of my kids are on the Park City Ski Team, they practice at the Utah Olympic Park on the weekdays. I spend every afternoon in a traffic line on the 224 that extends from Kimball Junction past the blue roof 7-11. What should be a 5 minute drive to the UOP can take up to 30 minutes. I can't imagine what would happen if we add a planned community right in the middle of all of this chaos. Please vote to keep this a small mountain town while we still have the option. If we keep building at this rate, we will just be another commercialized ski city.

Please cease building any more planned communities until the existing traffic and crowding problem has been solved.

Thank you,
Tanya Keller

From: **Tanya Keller** <keller.tmk@gmail.com>
To: **cfrobinson@summitcounty.org** <cfrobinson@summitcounty.org>
Subject: Dakota Pacific planned community in Kimball Junction
Date: 26.10.2021 13:01:31 (+02:00)

Dear Vice Chair Robinson,

I strongly oppose the Dakota Pacific planned community in Kimball Junction. We have lived in Utah all of our lives, and chose Park City to raise a family because it is a small mountain town with a close, tight-knit community. This small mountain town has already become a hub for non-stop traffic and crowding.

All three of my kids are on the Park City Ski Team, they practice at the Utah Olympic Park on the weekdays. I spend every afternoon in a traffic line on the 224 that extends from Kimball Junction past the blue roof 7-11. What should be a 5 minute drive to the UOP can take up to 30 minutes. I can't imagine what would happen if we add a planned community right in the middle of all of this chaos. Please vote to keep this a small mountain town while we still have the option. If we keep building at this rate, we will just be another commercialized ski city.

Please cease building any more planned communities until the existing traffic and crowding problem has been solved.

Thank you,
Tanya Keller

From: **Tanya Keller** <keller.tmk@gmail.com>
To: **gwright@summitcounty.org** <gwright@summitcounty.org>
Subject: Dakota Pacific planned community in Kimball Junction
Date: 26.10.2021 13:02:01 (+02:00)

Dear Chairman Wright,

I strongly oppose the Dakota Pacific planned community in Kimball Junction. We have lived in Utah all of our lives, and chose Park City to raise a family because it is a small mountain town with a close, tight-knit community. This small mountain town has already become a hub for non-stop traffic and crowding.

All three of my kids are on the Park City Ski Team, they practice at the Utah Olympic Park on the weekdays. I spend every afternoon in a traffic line on the 224 that extends from Kimball Junction past the blue roof 7-11. What should be a 5 minute drive to the UOP can take up to 30 minutes. I can't imagine what would happen if we add a planned community right in the middle of all of this chaos. Please vote to keep this a small mountain town while we still have the option. If we keep building at this rate, we will just be another commercialized ski city.

Please cease building any more planned communities until the existing traffic and crowding problem has been solved.

Thank you,
Tanya Keller

From: **Alev Wilk** <alevaiw@gmail.com>
To: **mstevens@summitcounty.org** <mstevens@summitcounty.org>
rarmstrong@summitcounty.org <rarmstrong@summitcounty.org>;
CC: **dclyde@summitcounty.org** <dclyde@summitcounty.org>;
cfrobinson@summitcounty.org <cfrobinson@summitcounty.org>;
gwright@summitcounty.org <gwright@summitcounty.org>
Subject: Dakota Pacific Planned Community In Kimball Junction
Date: 25.10.2021 07:42:42 (+02:00)

Dear Council Members,

Thank you for allowing me to express my concerns over this development. I live on Bitner Road and already experience high-density traffic problems in Kimball junction and surrounding areas. I have further detailed my concerns below.

This does not appear to be a work force driven project. It's more accurately a major neighborhood development with retail use. Only 330 work force units out of 1100 are proposed and most of the 2 million square feet includes hotels and supermarkets that far outweighs the benefits of work house units. Therefore, it's benefits to the workforce community appears minimal compared to the extraordinary increase in traffic, draining of water resources and overburdening of the existing school system with potentially 2000 additional students.

This project will create major traffic problems throughout Kimball Junction. Adding 3000 residents and 4000 vehicles is too much for an already overloaded area. Furthermore, the traffic mitigation plan is not aligned with the development phase dates. The flyover will cost at least 130M and will take 7 years if it gets approved and built on schedule. Historically, this never happens when the government is controlling the project.

Furthermore, workforce housing will not be affordable for the bottom-earning workers and we don't have any estimates yet because we don't have updated AMI numbers at this time. In addition, where is the water going to come from for this and other development projects? We are in a drought and we will have to supply water to more than 3000 new residents.

Finally, the motive for the County Council to approve this development is not clear because the council has not clearly demonstrated sustainable benefits to the residents of the greater Park City area. My concern is that the council is influenced by powerful forces outside Park City, in Salt Lake or the state of Utah and therefore, do not have the interests of Park City residents and communities.

Thank you, Alev Wilk

From: **Alev Wilk** <alevaiw@gmail.com>
To: **countycouncil@summitcounty.org** <countycouncil@summitcounty.org>
Subject: Dakota Pacific Planned Community in Kimball Junction
Date: 25.10.2021 07:31:04 (+02:00)

Council Members

This is not a work force driven project. It's a major neighborhood development with retail use. Only 330 work force units out of 1100 are proposed and most of the 2 million square feet includes hotels and supermarkets that far outweighs the benefits of work house units. Therefore, its benefits to the workforce community appears minimal compared to the extraordinary increase in traffic, draining of water resources and overburdening of the existing school system (with potentially 2000 additional students).

This development will create major traffic problems throughout Kimball Junction. Adding 3000 residents and 4000 vehicles is too much for an already overloaded area. Furthermore, the traffic mitigation plan is not aligned with the development phase dates. The flyover will cost at least 130M and will take 7 years if it gets approved and built on schedule. Historically, this never happens when the government is controlling the project.

Furthermore, workforce housing will not be affordable for the bottom-earning workers and we don't have any estimates yet because we don't have updated AMI numbers yet. In addition, where is the water going to come from for this and other development projects? We are in a drought and we will have to supply water to more than 3000 new residents.

Finally, the motive for the County Council to approve this development is not clear because the council has not clearly demonstrated any benefit to the residents of the greater Park City area. My concern is that the council is influenced by powerful forces outside Park City, in Salt Lake or the state of Utah.

Thank you,

Alev Wilk, Bitner neighborhood

From: **Amy Schapiro** <amy4748@gmail.com>
To:
BCC: **gwright@summitcounty.org** <gwright@summitcounty.org>
Subject: Dakota Pacific Planned Community
Date: 26.10.2021 13:18:36 (+02:00)

I am writing on behalf of myself and my husband, as we strongly protest the zoning change for the Dakota Pacific Planned Community. We have lived here for over 10 years and have watched the growth of our small town and can hardly imagine adding over 3000 more cars to the already populated Highway 224. It will be a nightmare. Please consider what the people want.

Thanks,
Amy & Jeffrey Schapiro
Park City, UT 84060

--

Amy Schapiro
Amy4748@gmail.com

Let the tears you cried in 2020,

Water the seeds you plant in 2021!

From: **matt@vortexracing.com** <matt@vortexracing.com>
To: **mstevens@summitcounty.org** <mstevens@summitcounty.org>
rarmstrong@summitcounty.org <rarmstrong@summitcounty.org>;
CC: **dclyde@summitcounty.org** <dclyde@summitcounty.org>;
cfrobinson@summitcounty.org <cfrobinson@summitcounty.org>;
gwright@summitcounty.org <gwright@summitcounty.org>
Subject: Dakota Pacific Planned Community
Date: 24.10.2021 14:53:17 (+02:00)

Dear Malena, Roger, Doug, Chris and Glen,

I have lived with my family in Park City for over 10 years. I am very troubled by the massive over development that is planned. I urge you to not let the Dakota project go through. This is a small ski town not NYC. People did not move here to sit in traffic jams and watch the mountain side be bulldozed down. If you take the time to speak to the residents and explain what this project entails, you will find mostly a negative opinion.

Sincerely,

Matt Griffin

From: **Kathy Higginson** <kathy.ann.h@comcast.net>
To: **dcllyde@summitcounty.org** <dcllyde@summitcounty.org>
Subject: Dakota Pacific planned community
Date: 24.10.2021 20:56:29 (+02:00)

Dear Mr. Clyde,

The Dakota Pacific project must not be allowed to go forth. It's a ridiculous way to build under the guise of adding a few affordable housing units. The Park City community cannot handle the added stress of the additional traffic and the added burden on our water supply. Additional schools are likely to be needed. Those of us who have lived in the county for many years cannot afford the additional taxes to pay for all the ramifications of the unbridled growth. The community that voted you into office is against this project. You were voted into office to be our voice. Please vote "no" on this project.

Sincerely,

Don and Kathy Higginson

Sent from my iPad

From: **Kathy Higginson** <kathy.ann.h@comcast.net>
To: **gwright@summitcounty.org** <gwright@summitcounty.org>
Subject: Dakota Pacific planned community
Date: 24.10.2021 21:32:17 (+02:00)

The Dakota Pacific community must not be allowed to be built. It's a ridiculous way to build under the guise of adding a few affordable housing units. The community absolutely cannot handle the added stress of the additional traffic or the added burden to our water supply. Additional schools will likely be needed. Those of us who have lived in the community for many years cannot afford the added taxes to pay for all the ramifications of the unbridled growth. The community that voted you into office is against this proposed fiasco. You were voted into office to be our voice. Please vote "NO" on this project.

Sincerely,

Don and Kathy Higginson

Sent from my iPad

From: **Leonard McGee** <lmcgee@robertdebry.com>
To: **mstevens@summitcounty.org** <mstevens@summitcounty.org>
Subject: Dakota Pacific Planned Community
Date: 25.10.2021 15:42:43 (+02:00)

Malena:

I wanted to write to express my deep concern and opposition to the proposed Dakota Pacific plans for the current open space area at Kimball Junction. As I understand it, this plan proposes 1100 residences, which could house over 3000 people. With vehicles, approaching more than 2000 additional, the traffic at Kimball Junction would come to a standstill at times during the day. The additional stress on an already stressed infrastructure (water, roads, schools, Basin Rec facilities, open space) would potentially be back breaking. As explained by Sally Elliott, this area was to be developed as a tech campus, not residences and retail. Surely, Summit County economic developers can get some of the development of tech companies that is currently going on in Utah County. Please vote to not allow this proposed development.

Leonard E. McGee

Leonard E. McGee

Senior Attorney

45 West Segoe Lily Dr Suite 401 Sandy UT 84070

Office: 801.262.8915 **Fax:** 801.208.9726

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From: **Kathy Higginson** <kathy.ann.h@comcast.net>
To: **mstevens@summitcounty.org** <mstevens@summitcounty.org>
Subject: Dakota Pacific planned community
Date: 24.10.2021 20:46:09 (+02:00)

The Dakota Pacific community must not be allowed to be built. It's a ridiculous way to build under the guise of adding a few affordable housing units. The community absolutely cannot handle the added stress of the additional traffic and the added burden on our water supply. Additional schools will be needed. Those of us who have lived here for many years cannot afford the additional taxes to pay for all the ramifications of the unbridled growth. The community that voted you into office is against this proposed fiasco. You were voted into office to be our voice. Please vote "no" on this project.

Don and Kathy Higginson

Sent from my iPad

From: **billi stephens** <billistephens@yahoo.com>
To: **publiccomments@summitcounty.org** <publiccomments@summitcounty.org>;
countycouncil@summitcounty.org <countycouncil@summitcounty.org>
Subject: Dakota Pacific planned community
Date: 25.10.2021 14:35:51 (+02:00)

Greetings,

Please vote No on the Dakota Pacific planned community project until better planning is in place. More time is needed to make a better plan to accommodate the fall out of this proposition from the effect it has on schools to the effect it has on traffic. At least these two critical items need a showing of how they will be ***definitively*** addressed as part of the proposal before creating a situation where the cart was placed before the horse.

Thank you,

Billi Tsuya,
Summit County Resident

[Sent from Yahoo Mail for iPhone](#)

From: **Joshua Gordon** <joshua.sk.gordon@gmail.com>
To: **publiccomments@summitcounty.org** <publiccomments@summitcounty.org>
Subject: Dakota Pacific Planned Community
Date: 24.10.2021 14:26:15 (+02:00)

Dear Council Members,

I want to add my voice to those strongly objecting to the proposed residential project in/around the current Kimball Junction tech center.

I am full time resident and home owner in Lower Pinebrook. The size and scope of this project will bring an unsustainable increase in population to the Kimball Junction area. The attendant issues of traffic and water use alone are more than daunting. I fear that the negative impact to the quality of life of those living in the area will be significant.

There seemed to be no shortage of development in the greater PC area. From the Jornanelle/Mayflower (yes, Wasatch Co) to Lincoln Station and Discovery, building is happening everywhere. While unrealistic to say there should be no growth, at some point common sense must be applied. Will our limited roads support this much traffic, will our schools support this many students, will our drying reservoirs hold enough water?

The list goes on.

I strongly urge the Council to reject this project.

Respectfully,

Joshua Gordon
Pinebrook

Sent from my iPhone

From: **Paula Larson** <l Larsonpaula3@gmail.com>
mstevens@summitcounty.org <mstevens@summitcounty.org>;
To: **gwright@summitcounty.org** <gwright@summitcounty.org>;
dclyde@summitcounty.org <dcl yde@summitcounty.org>;
rarmstrong@summitcounty.org <rarmstrong@summitcounty.org>
Subject: Dakota Pacific Planned community
Date: 24.10.2021 14:59:42 (+02:00)

Dear County Council Members,

I'm one of the majority in this community that want to voice my concern for the Dakota Pacific Planned community. There are traffic concerns, water availability concerns and overall over development concerns. There is already unused retail space in the area - we don't need more. Kimball Junction can't handle the traffic now or any roads in the city. Please put this to a referendum and let the community decide. We are all tired of the over development of this county. Can we put quality of life over making money?

Thank you,

Paula Larson

Jeremy Ranch resident

From: **Don** <donb1482@comcast.net>
mstevens@summitcounty.org <mstevens@summitcounty.org>;
rarmstrong@summitcounty.org <rarmstrong@summitcounty.org>;
To: **cfrobinson@summitcounty.org** <cfrobinson@summitcounty.org>;
gwright@summitcounty.org <gwright@summitcounty.org>;
dclyde@summitcounty.org <dcllyde@summitcounty.org>
Subject: Dakota Pacific planned community
Date: 25.10.2021 11:58:10 (+02:00)

I am writing to express my opposition to the planned community at the Tech center property. I am a 26 year resident of the Snyderville Basin. During that time the greater Park City area roads, trails, and recreations facilities have become increasingly congested and over crowded. The wonderful quality of life bleeds a little more each year. The proposed development at the junction will only add to the problems that already impact us today.

As an aside the oft stated argument that the new residents are going to ride the bus or bike to work is specious one. They will use alternate transportation in the same percentage as current residents. Those percentages are very low. They will get in their cars just like everyone else.

Please do not approve the is development. Be part of the solution not part of the problem.

Thank you,
Don Brown

Sent from [Mail](#) for Windows

From: **Craig Kolkman** <cwkkolkman@icloud.com>
To: **publiccomments@summitcounty.org** <publiccomments@summitcounty.org>
Subject: Dakota Pacific Planned Community
Date: 25.10.2021 17:07:46 (+02:00)

I urge you to reject the request of Dakota to change the zoning of the Tech Center Zone at Kimball Junction. The UDOT flyover project for Kimball junction is not yet approved or funded. The traffic on 224 is already heavy and during ski season or the art festival or Sundance it is unmanageable. This project would make a bad traffic situation even worse. Please decline this request to change the zoning until after the UDOT flyover project is approved, funded AND BUILT.

Thank you for serving on the zoning council.

Craig Kolkman
8045 Glenwild Drive
Park City, UT 84098

Sent from my iPhone

From: **Pauline** <dpbrown1948@comcast.net>
mstevens@summitcounty.org <mstevens@summitcounty.org>;
rarmstrong@summitcounty.org <rarmstrong@summitcounty.org>;
To: **dclyde@summitcounty.org** <dcllyde@summitcounty.org>;
cfrobinson@summitcounty.org <cfrobinson@summitcounty.org>;
gwright@summitcounty.org <gwright@summitcounty.org>
Subject: Dakota Pacific Planned Community
Date: 25.10.2021 13:33:57 (+02:00)

I am writing to express my strong opposition to the proposed Dakota Pacific Planned Community.

From my work location at Kimball Junction, I have a clear view of the traffic on Highway 224 and Olympic Parkway. The bumper to bumper traffic that occurs there is already unacceptable. It is my understanding that while traffic mitigation is addressed in the proposal, there is no funding for it and it is not on any future planned construction list with UDOT. I have not seen any benefit to the community from this project except, perhaps, workforce housing which could and should be addressed independent of the Dakota Pacific Planned Community.

The issue of water is an enormous concern. Where will the water come from to support such a large, high density housing and retail project? Then there's infrastructure, law enforcement, classroom size, medical services for the increased population. Have you addressed any of this?

Kimball Junction is the entry corridor to Park City, a beautiful resort community. It is Park City's first impression. This large project and the traffic associated with it will make it look less like one.

You were elected to work in the best interest of the people of Summit County. This proposed project is not. I urge you to vote against the Dakota Pacific Planned Community.

Thank you,

Pauline Brown

Sent from [Mail](#) for Windows

From: **Don** <donb1482@comcast.net>
mstevens@summitcounty.org <mstevens@summitcounty.org>;
rarmstrong@summitcounty.org <rarmstrong@summitcounty.org>;
To: **cfrobinson@summitcounty.org** <cfrobinson@summitcounty.org>;
gwright@summitcounty.org <gwright@summitcounty.org>;
dclyde@summitcounty.org <dclyde@summitcounty.org>
Subject: Dakota Pacific planned community
Date: 25.10.2021 11:58:10 (+02:00)

I am writing to express my opposition to the planned community at the Tech center property. I am a 26 year resident of the Snyderville Basin. During that time the greater Park City area roads, trails, and recreations facilities have become increasingly congested and over crowded. The wonderful quality of life bleeds a little more each year. The proposed development at the junction will only add to the problems that already impact us today.

As an aside the oft stated argument that the new residents are going to ride the bus or bike to work is specious one. They will use alternate transportation in the same percentage as current residents. Those percentages are very low. They will get in their cars just like everyone else.

Please do not approve the is development. Be part of the solution not part of the problem.

Thank you,
Don Brown

Sent from [Mail](#) for Windows

From: **Angela Marchetti** <angela.marchetti@gmail.com>
To: **publiccomments@summitcounty.org** <publiccomments@summitcounty.org>
mstevens@summitcounty.org <mstevens@summitcounty.org>;
rarmstrong@summitcounty.org <rarmstrong@summitcounty.org>;
CC: **dclyde@summitcounty.org** <dclyde@summitcounty.org>;
cfrobinson@summitcounty.org <cfrobinson@summitcounty.org>;
gwright@summitcounty.org <gwright@summitcounty.org>
Subject: Dakota Pacific Planned Community
Date: 26.10.2021 07:28:10 (+02:00)

City Council,

Support of the Dakota Pacific Planned Community development without FIRST building up traffic infrastructure and public school facilities is patently insane, as anyone would know who passes through Kimball Junction (especially during ski season) in its current state. Why would anyone want to ski here anymore having to deal with further traffic problems?

That's it. That's the email.

Sincerely,
Angela Marchetti

From: **JAMES WALKER** <walkerj0@comcast.net>
mstevens@summitcounty.org <mstevens@summitcounty.org>;
rarnstrong@summitcounty.org <rarnstrong@summitcounty.org>;
To: **dclyde@summitcounty.org** <dclyde@summitcounty.org>;
cfrobinson@summitcounty.org <cfrobinson@summitcounty.org>;
gwright@summitcounty.org <gwright@summitcounty.org>
Subject: Dakota Pacific planned development
Date: 25.10.2021 14:29:49 (+02:00)

Dear County Council members,

I'm writing to you to add my voice to the opposition to the Kimball Junction development you are considering. The continued approval of these kinds of projects erodes the very reasons we live in this community rather than down in the Valley. The traffic at Kimball Junction and on 224 going into and out of Park City is already at unbearable levels. We live in Pinebrook and rarely ever go into Park City now because of the traffic and inconvenience, which will only be exacerbated if this project is approved. The volume of people moving here that don't respect the environment, the views, the way of life, or the wildlife here is disheartening to say the least. I constantly see drivers honking at runners, cyclists, wildlife in their hurry to get wherever it is they're going. Just yesterday while walking my dog I experienced a driver that was frustrated at having to wait for me to cross the street at a stop sign. I've seen drivers within two blocks of their homes in our neighborhood honk at cow moose as they try to guide their calves across the street in front of my house, causing them to alarm and fall on the pavement and injure themselves in the interest of getting home 30 seconds faster. We don't need the volume of new residents and traffic up here that this development will undoubtedly attract. As a voter, I expect my representatives to protect the way of life that I have invested in to live here. We are being asked to support a \$79 million school bond due to overcrowding in our schools - this development will only strain those resources further. I respectfully ask you to decline to approve this project in the interest of protecting our community.

Jim Walker
Pinebrook

From: **Len Starbeck** <lstarbeck@gmail.com>
To: **cfrobinson@summitcounty.org** <cfrobinson@summitcounty.org>;
publiccomments@summitcounty.org <publiccomments@summitcounty.org>
Subject: Dakota Pacific Project and Funding for traffic Mitigation
Date: 24.10.2021 18:46:51 (+02:00)

This enormous Dakota Pacific project proposal needs a concurrent traffic mitigation plan that is funded prior to even a fraction of the increased housing is approved. It is not funded and UDOT has no plan to build the flyover until Summit County raises the funds. The traffic gridlock in an around Kimball Junction would be a disaster.

Respectfully

Len Starbeck
6252 Old Ranch Road.
(858) 208-6505

From: **Marilyn Jameson** <mjameson2554@gmail.com>
To: **gwright@summitcounty.org** <gwright@summitcounty.org>
mstevens@summitcounty.org <mstevens@summitcounty.org>;
rarmstrong@summitcounty.org <rarmstrong@summitcounty.org>;
CC: **dclyde@summitcounty.org** <dcllyde@summitcounty.org>;
cfrobiinson@summitcounty.org <cfrobiinson@summitcounty.org>; **Jim Yancey** <jim.parkcityutah@gmail.com>
Subject: Dakota Pacific Project approval?
Date: 24.10.2021 19:50:32 (+02:00)

Dear Glenn Wright

What is the County Council's motivation to approve this project, Is this project about to be approved?

Based on discussions with friends it only creates more problems in our Kimball Junction community and fully reaches the Park City and County development

This Project will Affect

- Water
- Traffic
- Schools, worker housing, 330 units will never be enough and PC area is priced out of workers means (see developer/ County Joint venture below)
- Traffic , last years traffic study was a dizzying array of alternatives, no summaries were presented that I recall from the studies and proposal done by UDOT(I submitted comments)
- UDOT, has the state signed on to any agreement with the County and Developers as to timing and funding to manage traffic issues
- Funding from the County, how much and how to fund, affect on real estate taxes?
- What input has been received from the Park City Council?— They are still discussing work force housing solutions for the new Arts District and received significant input from PC residents..
- I Have followed Park Record articles but am surprised to hear in Gary Peacock's emails the it is about to be approved, is this valid? The details from Park Record articles are difficult ascertain what is really going to happen.
- Additional Citizen input is necessary—even at this seemingly late date! Please schedule sessions for additional input and for the Council to hear and respond to the citizens
- Work force housing is desperately needed, but government must not pay for it—other than with realistic joint venture/partnership with developers taking the Risk, not the County

Thanks for your input/comments

Jim Pigg, Pinebrook 435-655-0176

From: **RinaLBrownstone** <rinasolomon2@gmail.com>
To: **dclyde@summitcounty.org** <dclyde@summitcounty.org>
Subject: Dakota Pacific Project at Kimball Junction
Date: 26.10.2021 20:53:42 (+02:00)

Dear Mr. Clyde,

My name is Rina Solomon. I have lived in the Blackhawk Station community, (at Kimball Junction), along with my husband, Dr. Gary Solomon, for the last 10 years. I wanted to voice my concerns to you and the county council, regarding the Dakota Pacific project at Kimball Junction. Simply stated, I am strongly opposed to the re-zoning of Kimball Junction Technology Park property and the proposed Dakota Pacific Development at Kimball Junction.

Community development and the expansion of the county's tax base, through the development of unsustainable housing will cause huge problems for our community. After suffering through the worst traffic jams at Kimball Junction this past winter, (even during a worldwide pandemic), it is clear that the additional traffic and business infrastructure cannot be supported, by this expansion.

During the previous ski season, and multiple times during the summer of 2021, when there were sports tournaments in town, traffic was worse than I have ever seen in my 10 years living at Kimball Junction. Traffic backups heading from Park City to Kimball Junction reached as far back as the entrance to The Canyons. Additionally, there were traffic backups, getting to the ski areas, from Kimball Junction to the ski areas. Many times, traffic heading from business/shopping areas to highway 224 was backed up beyond the roundabouts at Mountain America Credit Union, north of Smiths, and Walmart – ALL AT THE SAME TIME, bringing the junction to a virtual gridlock! With a potential (wishful?) traffic solution likely lagging the Dakota Pacific development by 9 or more years, if it happens at all, it can only be concluded that this development CANNOT be supported.

My belief is that the County had the right idea when they designated the land at Kimball Junction as a technology center. Furthermore, I believe economic and community development should be achieved by enabling businesses to move to the county. This should be the focus of the county's efforts, not fast-tracking developers wishes for another multi-thousand-unit development that has no ability to fit within the surrounding infrastructure. With the ever-increasing price of housing in the greater Park City/Kimball Junction area, companies with high paying, professional jobs must be drawn to the area, otherwise the growth of the community from the starter-home, young family-opportunity on-up will be lost forever. Please do not let someone lead you into thinking that Dakota Pacific will enable low-income, or moderately priced housing. It will be marketed and priced based on the current comp's which show two and three-bedrooms in multi-family units at Kimball Junction already exceeding \$1-million. Dakota Pacific is a flawed development proposition based on timing, (UOT support), how the county should be approaching community development, and the ability of the surrounding infrastructure to absorb it without SIGNIFICANTLY impacting current Kimball Junction residents.

Lastly if you do not live at Kimball Junction or beyond, (Pinebrook, Jeremy Ranch, Summit Park), you truly will never understand the impact of your decision, if you vote to approve this development.

Sincerely,

Dr. Gary and Rina Solomon
1042 Station Loop Rd
Park City

From: **RinaLBrownstone** <rinasolomon2@gmail.com>
To: **cfrobinson@summitcounty.org** <cfrobinson@summitcounty.org>
Subject: Dakota Pacific project at Kimball Junction
Date: 26.10.2021 20:55:04 (+02:00)

Dear Mr. Robinson,

My name is Rina Solomon. I have lived in the Blackhawk Station community, (at Kimball Junction), along with my husband, Dr. Gary Solomon, for the last 10 years. I wanted to voice my concerns to you and the county council, regarding the Dakota Pacific project at Kimball Junction. Simply stated, I am strongly opposed to the re-zoning of Kimball Junction Technology Park property and the proposed Dakota Pacific Development at Kimball Junction.

Community development and the expansion of the county's tax base, through the development of unsustainable housing will cause huge problems for our community. After suffering through the worst traffic jams at Kimball Junction this past winter, (even during a worldwide pandemic), it is clear that the additional traffic and business infrastructure cannot be supported, by this expansion.

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Sincerely,

Dr. Gary and Rina Solomon
1042 Station Loop Rd
Park City

From: **RinaLBrownstone** <rinasolomon2@gmail.com>
To: **rarmstrong@summitcounty.org** <rarmstrong@summitcounty.org>
Subject: Dakota Pacific Project at Kimball Junction
Date: 26.10.2021 20:50:40 (+02:00)

Dear Mr. Armstrong,

My name is Rina Solomon. I have lived in the Blackhawk Station community, (at Kimball Junction), along with my husband, Dr. Gary Solomon, for the last 10 years. I wanted to voice my concerns to you and the county council, regarding the Dakota Pacific project at Kimball Junction. Simply stated, I am strongly opposed to the re-zoning of Kimball Junction Technology Park property and the proposed Dakota Pacific Development at Kimball Junction.

Community development and the expansion of the county's tax base, through the development of unsustainable housing will cause huge problems for our community. After suffering through the worst traffic jams at Kimball Junction this past winter, (even during a worldwide pandemic), it is clear that the additional traffic and business infrastructure cannot be supported, by this expansion.

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Lastly if you do not live at Kimball Junction or beyond, (Pinebrook, Jeremy Ranch, Summit Park), you truly will never understand the impact of your decision, if you vote to approve this development.

Sincerely,

Dr. Gary and Rina Solomon
1042 Station Loop Rd

From: **RinaLBrownstone** <rinasolomon2@gmail.com>
To: **countycouncil@summitcounty.org** <countycouncil@summitcounty.org>
Subject: Dakota Pacific project at Kimball Junction
Date: 26.10.2021 20:58:05 (+02:00)

To Whom It May Concern,

My name is Rina Solomon. I have lived in the Blackhawk Station community, (at Kimball Junction), along with my husband, Dr. Gary Solomon, for the last 10 years. I wanted to voice my concerns to you regarding the Dakota Pacific project at Kimball Junction. Simply stated, I am strongly opposed to the re-zoning of Kimball Junction Technology Park property and the proposed Dakota Pacific Development at Kimball Junction.

Community development and the expansion of the county's tax base, through the development of unsustainable housing will cause huge problems for our community. After suffering through the worst traffic jams at Kimball Junction this past winter, (even during a worldwide pandemic), it is clear that the additional traffic and business infrastructure cannot be supported, by this expansion.

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surrounding infrastructure. With the ever-increasing price of housing in the greater Park City/Kimball Junction area, companies with high paying, professional jobs must be drawn to the area, otherwise the growth of the community from the starter-home, young family-opportunity on-up will be lost forever. Please do not let someone lead you into thinking that Dakota Pacific will enable low-income, or moderately priced housing. It will be marketed and priced based on the current comp's which show two and three-bedrooms in multi-family units at Kimball Junction already exceeding \$1-million.

Dakota Pacific is a flawed development proposition based on timing, (UOT support), how the county should be approaching community development, and the ability of the surrounding infrastructure to absorb it without SIGNIFICANTLY impacting current Kimball Junction residents.

Lastly if you do not live at Kimball Junction or beyond, (Pinebrook, Jeremy Ranch, Summit Park), you truly will never understand the impact of your decision, if you vote to approve this development.

Sincerely,

Dr. Gary and Rina Solomon
1042 Station Loop Rd
Park City

From: **Kevin McCarthy** <kmccarthy@moonrakerllc.com>
To: **countycouncil@summitcounty.org** <countycouncil@summitcounty.org>
Subject: Dakota Pacific project at Kimball Junction
Date: 26.10.2021 08:51:43 (+02:00)

Council

I am diametrically opposed to altering the original building entitlement issued on the property previously designated as 'Tech Center'. Setting a prescient of issuing an approval to a developer who really wants much more freedom to over develop their holding is just a long term play. Big development corporations just take what they can get, put it on hold while they cycle back to some earlier projects. Then come back years later hoping for a new council makeup, whine and cry, threaten litigation while they demand everything originally wanted. This process gets continuously repeated in our community and it seems to work. Developers get what they want, rape the community and move on to the next victim.

Please, please, just tell Dakota they my build what was approved or not, their choice.

Enough is enough already.

In the words of Nancy Reagan, Just Say No.

Kevin

Kevin R. McCarthy

MoonRaker Associates
Pointing the Way

kmccarthy@moonrakerllc.com
202•536•9347 Mobile
www.moonrakerllc.com

Park City UT USA

From: **petermetcalf55@gmail.com** <petermetcalf55@gmail.com>
To: **countycouncil@summitcounty.org** <countycouncil@summitcounty.org>
Subject: Dakota Pacific project at Kimball Junction
Date: 26.10.2021 08:37:16 (+02:00)

Dear Summit County Commissioners,

As a three decade plus long resident of Summit County and Park City, I want to first, thank you for your dedicated and selfless service on behalf of this community. Its most appreciated and not taken for granted.

Secondly, I am writing as an engaged, concerned, citizen who loves PC, Summit County and Utah and seeks the best for my community, kids and grandchildren. With that in mind, I want to voice my VERY STRONG, ROBUST, and DETERMINED OPPOSITION to the Dakota Pacific Project at Kimball Junction. We do NOT need this kind of growth and rather that reiterate less articulately the points that Sally Elliot so compellingly and articulately captured in her recent letter to the Editor in the Park Record, I will just say that I am 100% aligned with her arguments. We can and must say "NO" to this project.

Thanks for considering my opinion among all you receive,

Respectfully & with Appreciation,
Peter Metcalf

Peter Metcalf

Black Diamond Founder & CEO Emeritus / Outdoor Political Impact Project Partner/ Industry & Policy Consulting & Speaking
PO Box 680188, Park City, UT. 84068
Petermetcalf55@gmail.com

From: **Richard Chapman** <richard.b.chapman@gmail.com>
To: **cfrobinson@summitcounty.org** <cfrobinson@summitcounty.org>
Subject: Dakota Pacific Project must be denied. PLEASE STOP THIS PROJECT NOW
Date: 26.10.2021 07:40:34 (+02:00)

Dakota Pacific Project must be denied. PLEASE STOP THIS PROJECT NOW

Richard B Chapman
7108 Canyon Drive
Park City, UT 84098-5382
(435)-655-1733
Richard.b.chapman@gmail.com

From: **Richard Chapman** <richard.b.chapman@gmail.com>
To: **gwright@summitcounty.org** <gwright@summitcounty.org>
Subject: Dakota Pacific Project must be denied. PLEASE STOP THIS PROJECT NOW
Date: 26.10.2021 07:40:44 (+02:00)

Dakota Pacific Project must be denied. PLEASE STOP THIS PROJECT NOW

Richard B Chapman
7108 Canyon Drive
Park City, UT 84098-5382
(435)-655-1733
Richard.b.chapman@gmail.com

From: **Richard Chapman** <richard.b.chapman@gmail.com>
To: **mstevens@summitcounty.org** <mstevens@summitcounty.org>
Subject: Dakota Pacific Project must be denied. PLEASE STOP THIS PROJECT NOW
Date: 26.10.2021 07:40:03 (+02:00)

Dakota Pacific Project must be denied. PLEASE STOP THIS PROJECT NOW

Richard B Chapman
7108 Canyon Drive
Park City, UT 84098-5382
(435)-655-1733
Richard.b.chapman@gmail.com

From: **Richard Chapman** <richard.b.chapman@gmail.com>
To: **dclyde@summitcounty.org** <dclyde@summitcounty.org>
Subject: Dakota Pacific Project must be denied. PLEASE STOP THIS PROJECT NOW
Date: 26.10.2021 07:40:23 (+02:00)

Dakota Pacific Project must be denied. PLEASE STOP THIS PROJECT NOW

Richard B Chapman
7108 Canyon Drive
Park City, UT 84098-5382
(435)-655-1733
Richard.b.chapman@gmail.com

From: **Richard Chapman** <richard.b.chapman@gmail.com>
To: **rarmstrong@summitcounty.org** <rarmstrong@summitcounty.org>
Subject: Dakota Pacific Project must be denied. PLEASE STOP THIS PROJECT NOW
Date: 26.10.2021 07:40:13 (+02:00)

Dakota Pacific Project must be denied. PLEASE STOP THIS PROJECT NOW

Richard B Chapman
7108 Canyon Drive
Park City, UT 84098-5382
(435)-655-1733
Richard.b.chapman@gmail.com

From: **Linda Lee** <lindalee77@gmail.com>
mstevens@summitcounty.org <mstevens@summitcounty.org>;
rarmstrong@summitcounty.org <rarmstrong@summitcounty.org>;
To: **dclyde@summitcounty.org** <dclyde@summitcounty.org>;
cfrobinson@summitcounty.org <cfrobinson@summitcounty.org>;
gwright@summitcounty.org <gwright@summitcounty.org>
Subject: Dakota Pacific Project Proposal
Date: 24.10.2021 16:38:17 (+02:00)

Hello - I am writing each of you to let you know that I, and many of my friends are very much opposed to the scope of this project. If any of you go through Kimball Junction on a daily basis, it is unfathomable to me that you can even consider adding this kind of proposed density to this area.

I cannot understand why every time a variance request for increased density comes up, it is even considered considering how poorly we are absorbing the current density that even exists. I understand that developers have certain rights that need to be honored, even if the density approvals were given so long ago before the impact of these approvals was understood in relationship to the reality of their impact, but given the severe crowding and density problems we are currently experiencing, why would there be consideration to INCREASING already approved density?

We can't turn back the clock, but each of you should be considering the quality of life we all experience here and strive to at least maintain it, not approving projects that will severely impact negatively our quality of life. I recently read a comment that the councilors thought residents were not interested in this or didn't care - I think we are all weary of having to fight things off at every turn of the corner and many I have talked to were simply not even aware that this proposal was on the table.

There have been so many things I've read, it's hard to know which are true - the traffic mitigation plans sound worse than the current problem - can you imagine what it will be like during construction of a flyover in one of the busiest intersections in the county? And is this project actually funded or just a pipe dream at this time? One way to control traffic is to just say 'NO!' to more massive developments.

Please do not approve this project.

Sincerely,

Linda Lee and Walton MacCaughern
1311 Crescent Dr N
Park City, UT 84098
435 640 3474

From: **Marianne Demers** <pcmaridem@hotmail.com>
MStevens@summitcounty.org <MStevens@summitcounty.org>;
RArmstrong@summitcounty.org <RArmstrong@summitcounty.org>;
To: **DClyde@summitcounty.org** <DClyde@summitcounty.org>;
CFRobinson@summitcounty.org <CFRobinson@summitcounty.org>;
GWright@summitcounty <GWright@summitcounty>
Subject: Dakota Pacific Project!!!
Date: 25.10.2021 19:27:53 (+02:00)
Attachments: Dakota.pdf (2 pages)

October 25, 2021

Dear Summit County Council Members-

I am writing to you today to beg you to please vote against the Dakota Pacific Planned Community in Kimball Junction. This project was voted against by the Snyderville Basin Planning Commission, and should not be approved.

I have lived in Summit County for 17 years, and have seen many changes in the Snyderville Basin in particular. When I moved here, Redstone was just being developed, and Quarry Village was not in existence. This project would add to the density already in place in Kimball Junction. As it currently stands, there are 3 grocery stores, 4 hotels, and 9 other national chain stores in the vicinity (excluding restaurants.) We do not need a project of this size!

Firstly, this is not a work force driven project. The project includes only 330 work force units out of 1100. The majority of the 2 million square feet includes hotels and supermarkets. This far outweighs the work force housing units. I am not opposed to building additional work force housing, but for this project, it is a very small percentage of the planned build out.

Secondly, this project will drastically increase the traffic flow in Kimball Junction, which is already an area of congestion. The traffic mitigation plan is not aligned with the development phase dates. The UDOT flyover that has been suggested, which entails a *minimum* of 7 years to complete and is not yet funded, is not a viable solution. It is not on any 9 year planned construction project list (STIP list) with UDOT.

Thirdly, as you know, we are in a drought. Where is the source of water for this development? The addition of more residents that will need water, will put an additional strain on an already exhausted supply.

In closing, please inform us as residents, who pay taxes and vote for our Council members, what benefit this project will add to the Kimball Junction area. You owe it to the community to explain why you want this massive project to be built. It does not maintain our beautiful surroundings, and it does not protect our wildlife or natural resources. I expect you to vote NO on this project.

Marianne Demers

From: **Marianne Demers** <pcmaridem@hotmail.com>
To: **gwright@summitcounty.org** <gwright@summitcounty.org>
Subject: Dakota Pacific Project!!!
Date: 25.10.2021 19:31:00 (+02:00)
Attachments: Dakota.pdf (2 pages)

October 25, 2021

Dear Summit County Council Members-

I am writing to you today to beg you to please vote against the Dakota Pacific Planned Community in Kimball Junction. This project was voted against by the Snyderville Basin Planning Commission, and should not be approved.

I have lived in Summit County for 17 years, and have seen many changes in the Snyderville Basin in particular. When I moved here, Redstone was just being developed, and Quarry Village was not in existence. This project would add to the density already in place in Kimball Junction. As it currently stands, there are 3 grocery stores, 4 hotels, and 9 other national chain stores in the vicinity (excluding restaurants.) We do not need a project of this size!

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Thirdly, as you know, we are in a drought. Where is the source of water for this development? The addition of more residents that will need water, will put an additional strain on an already exhausted supply.

In closing, please inform us as residents, who pay taxes and vote for our Council members, what benefit this project will add to the Kimball Junction area. You owe it to the community to explain why you want this massive project to be built. It does not maintain our beautiful surroundings, and it does not protect our wildlife or natural resources. I expect you to vote NO on this project.

Marianne Demers

From: **Joan Entwistle** <joan.entwistle@gmail.com>
To: **gwright@summitcounty.org** <gwright@summitcounty.org>
Subject: Dakota Pacific project
Date: 26.10.2021 10:31:44 (+02:00)

Dear Councillor Wright,

Please do not approve a project that was not approved by the planning commission.. The developers should be required to provide more benefit to the community in terms of affordability, as well as amenities to benefit the community.

I believe that communities should be able to house all of its workers and their families.

Thank you,
Joan Entwistle
6169 Snowview Drive
Park City, UT 84098

From: **Joan Entwistle** <joan.entwistle@gmail.com>
To: **dclyde@summitcounty.org** <dclyde@summitcounty.org>
Subject: Dakota Pacific project
Date: 26.10.2021 10:28:27 (+02:00)

Dear Councillor Clyde,

Please do not approve a project that was not approved by the planning commission.. The developers should be required to provide more benefit to the community in terms of affordability, as well as amenities to benefit the community.

I believe that communities should be able to house all of their workers and their families.

Thank you,
Joan Entwistle
6169 Snowview Drive
Park City, UT 84098

From: **Joan Entwistle** <joan.entwistle@gmail.com>
To: **cfrobinson@summitcounty.org** <cfrobinson@summitcounty.org>
Subject: Dakota Pacific project
Date: 26.10.2021 10:30:14 (+02:00)

Dear Councillor Robinson,

Please do not approve a project that was not approved by the planning commission.. The developers should be required to provide more benefit to the community in terms of affordability, as well as amenities to benefit the community.

I believe that communities should be able to house all of their workers and their families.

Thank you,
Joan Entwistle
6169 Snowview Drive
Park City, UT 84098

From: **joanbenson9@gmail.com** <joanbenson9@gmail.com>
To: **rarmstrong@summitcounty.org** <rarmstrong@summitcounty.org>
Subject: Dakota Pacific project
Date: 26.10.2021 11:52:13 (+02:00)

Dear Mr. Armstrong,

I don't think I need to tell you what the proposed Dakota Pacific project to re-zone the tech center (58.26 acres) would do to Kimball junction traffic, traffic on 224 and to the general quality of the entryway into Park City. We in the Snyderville basin will suffer. We have already shown we are willing to pay for open space out here, is that an option for this parcel?

Thank you,

Joan Benson and Dwight Hibdon
4958 East Meadows Dr.
84098 Sent from my iPhone

From: **joanbenson9@gmail.com** <joanbenson9@gmail.com>
To: **cfrobinson@summitcounty.org** <cfrobinson@summitcounty.org>
Subject: Dakota Pacific project
Date: 26.10.2021 11:53:43 (+02:00)

Dear Council Chris Robinson,

I don't think I need to tell you what the proposed Dakota Pacific project to re-zone the tech center (58.26 acres) would do to Kimball junction traffic, traffic on 224 and to the general quality of the entryway into Park City. We in the Snyderville basin will suffer. We have already shown we are willing to pay for open space out here, is that an option for this parcel?

Thank you,

Joan Benson and Dwight Hibdon
4958 East Meadows Dr.
84098

Sent from my iPhone

From: **joanbenson9@gmail.com** <joanbenson9@gmail.com>
To: **gwright@summitcounty.org** <gwright@summitcounty.org>
Subject: Dakota Pacific project
Date: 26.10.2021 11:55:37 (+02:00)

Dear Councilman Wright,

I don't think I need to tell you what the proposed Dakota Pacific project to re-zone the tech center (58.26 acres) would do to Kimball junction traffic, traffic on 224 and to the general quality of the entryway into Park City. We in the Snyderville basin will suffer. We have already shown we are willing to pay for open space out here, is that an option for this parcel?

Thank you,

Joan Benson and Dwight Hibdon

4958 East Meadows Dr.

84098 Sent from my iPhone

From: **joanbenson9@gmail.com** <joanbenson9@gmail.com>
To: **mstevens@summitcounty.org** <mstevens@summitcounty.org>
Subject: Dakota Pacific project
Date: 26.10.2021 11:54:44 (+02:00)

Dear Summit County Council Stevens,

I don't think I need to tell you what the proposed Dakota Pacific project to re-zone the tech center (58.26 acres) would do to Kimball junction traffic, traffic on 224 and to the general quality of the entryway into Park City. We in the Snyderville basin will suffer. We have already shown we are willing to pay for open space out here, is that an option for this parcel?

Thank you,

Joan Benson and Dwight Hibdon
4958 East Meadows Dr.
84098

Sent from my iPhone

From: **joanbenson9@gmail.com** <joanbenson9@gmail.com>
To: **dclyde@summitcounty.org** <dclyde@summitcounty.org>
Subject: Dakota Pacific project
Date: 26.10.2021 11:57:04 (+02:00)

Dear Councilman Clyde,

I don't think I need to tell you what the proposed Dakota Pacific project to re-zone the tech center (58.26 acres) would do to Kimball junction traffic, traffic on 224 and to the general quality of the entryway into Park City. We in the Snyderville basin will suffer. We have already shown we are willing to pay for open space out here, is that an option for this parcel?

Thank you,

Joan Benson and Dwight Hibdon
4958 East Meadows Dr.
84098

Sent from my iPhone

From: **Leslie Gleason** <lesliegleason@hotmail.com>
mstevens@summitcounty.org <mstevens@summitcounty.org>;
rarmstrong@summitcounty.org <rarmstrong@summitcounty.org>;
To: **dclyde@summitcounty.org** <dclyde@summitcounty.org>;
cfrobinson@summitcounty.org <cfrobinson@summitcounty.org>;
gwright@summitcounty.org <gwright@summitcounty.org>;
publiccomments@summitcounty.org <publiccomments@summitcounty.org>
Subject: Dakota Pacific Project
Date: 25.10.2021 05:31:03 (+02:00)

Summit County Board,

The Dakota Pacific project is massive extension to the Snyderville Basin which does not have the infrastructure to support it. The hashtag #affordablehousing seems to be attached to it and therefore makes it a more politically correct project. That aside, is the traffic mitigation plan funded and when will it be completed? If it is not funded and UDOT has no plan to build the flyover until Summit County raises the funds, it will not be built in time to align with the finish of early phases of the project. This means massive traffic gridlock in and around Kimball Junction. The infrastructure of Kimball Junction can absolutely not handle the additional traffic. Approving this project is the wrong choice for this area and the Basin residents. This project does not need to be approved as is nor do I believe the public is aware of this project. Please do not approve this project in its current form.

Sincerely,

Leslie Gleason

Jeremy Ranch resident

Sent from my iPhone

From: **Mr. Lee Bank** <lee_bank@yahoo.com>
To: **dcllyde@summitcounty.org** <dcllyde@summitcounty.org>; **Colin Moffat** <moffatcs@yahoo.com>
Subject: Dakota Pacific project
Date: 24.10.2021 22:34:51 (+02:00)

Doug,

I hope you are doing well. It's been a while since during your initial run for Commission that we met and then hosted you in Sun Peak.

As a Park City resident, tax payer and voter, I am writing to urge you to stop the Dakota Project.

It goes against the original intent of the zoning, will cause traffic issues, will drain valuable community resources (such as water use), and with the amount of affordable housing planned will barely cover new requirements for low income workers created by the project itself.

This huge development with nearly 800 new residences (not including the 330 for affordable housing), a hotel and tons of new retail space doesn't benefit our community (and just shows the greed of out of town business developers and those in our local government that support them).

In November and in future elections, I will not vote for Commissioner candidates that show support for this project.

Regards,

Lee Bank
1953 Bear Hollow Dr
PC 84098

From: **Mr. Lee Bank** <lee_bank@yahoo.com>
To: **cfrobinson@summitcounty.org** <cfrobinson@summitcounty.org>
Subject: Dakota Pacific project
Date: 24.10.2021 22:32:10 (+02:00)

Commissioner Robinson,

As a Park City resident, tax payer and voter, I am writing to urge you to stop the Dakota Project.

It goes against the original intent of the zoning, will cause traffic issues, will drain valuable community resources (such as water use), and with the amount of affordable housing planned will barely cover new requirements for low income workers created by the project itself.

This huge development with nearly 800 new residences (not including the 330 for affordable housing), a hotel and tons of new retail space doesn't benefit our community (and just shows the greed of out of town business developers and those in our local government that support them).

In November and in future elections, I will not vote for Commissioner candidates that show support for this project.

Regards,

Lee Bank
1953 Bear Hollow Dr
PC 84098

From: **Kathy Higginson** <kathy.ann.h@comcast.net>
To: **cfrobinson@summitcounty.org** <cfrobinson@summitcounty.org>
Subject: Dakota Pacific project
Date: 24.10.2021 21:08:14 (+02:00)

Dr Mr. Robinson,

The Dakota Pacific community must not be allowed to be built. It's a ridiculous way to build under the guise of adding a few affordable housing units. The community cannot handle the added stress of additional traffic or the added burden on our water supply. Additional schools will likely be needed. Those of us who have lived here for many years cannot afford the additional taxes to pay for all the ramifications of the unbridled growth. The community that voted you into office is against against this proposed fiasco. You were voted into office to be our voice.PLEASE VOTE "NO" on this project.

Sincerely,

Don and Kathy Higginson

Sent from my iPad

From: **Kathy Higginson** <kathy.ann.h@comcast.net>
To: **rarmstrong@summitcounty.org** <rarmstrong@summitcounty.org>
Subject: Dakota Pacific project
Date: 24.10.2021 21:39:20 (+02:00)

Dear Roger,

Thank you for being the voice of the community. You seem to be the lone councilor who actually listens to his constituency.

Please stand your ground. Summit county cannot withstand the additional traffic, water consumption and burden on the schools this project would cause. There are not enough affordable housing units to support the balance of this huge project.

Sincerely,

Don and Kathy Higginson

Sent from my iPad

From: **Walt Chudleigh** <walt@summitapp.com>
To: **cfrobinson@summitcounty.org** <cfrobinson@summitcounty.org>
Subject: Dakota Pacific project
Date: 24.10.2021 16:01:51 (+02:00)

Dear Chris- I haven't seen you in a while- hope you are still getting out to ride your bikes. Janis and I have lived in Pinebrook for over 30 years and are strongly opposed to the Dakota Pacific project which is proposed for the Kimball Junction area. You may not know that I (Walt) was a commercial and residential real estate appraiser here prior to my recent retirement. I actually appraised a large portion of the land which is now proposed for a change of use years ago and am very familiar with the property. The development, as proposed now is vastly different from that permitted under the existing zoning/land use plan and is inappropriate for the area. It is my opinion that it will have a serious and substantial negative impact on the quality of life here. We urge you to vote to deny the approval.

Thanks

Walt and Janis Chudleigh

--

Walter H. Chudleigh, III
Janis R. Chudleigh
3577 Big Spruce Way
Park City, UT 84098

--

Walter H. Chudleigh, III
Summit Appraisal Group
3577 Big Spruce Way
Park City, UT 84098

(435) 649-5906

(435) 513-1012 Cell

From: **Mr. Lee Bank** <lee_bank@yahoo.com>
To: **mstevens@summitcounty.org** <mstevens@summitcounty.org>
Subject: Dakota Pacific project
Date: 24.10.2021 22:37:05 (+02:00)

Commissioner Stevens,

As a Park City resident, tax payer and voter, I am writing to urge you to stop the Dakota Project.

It goes against the original intent of the zoning, will cause traffic issues, will drain valuable community resources (such as water use), and with the amount of affordable housing planned will barely cover new requirements for low income workers created by the project itself.

This huge development with nearly 800 new residences (not including the 330 for affordable housing), a hotel and tons of new retail space doesn't benefit our community (and just shows the greed of out of town business developers and those in our local government that support them).

In November and in future elections, I will not vote for Commissioner candidates that show support for this project.

Regards,

Lee Bank
1953 Bear Hollow Dr
PC 84098

From: **Mr. Lee Bank** <lee_bank@yahoo.com>
To: **rarmstrong@summitcounty.org** <rarmstrong@summitcounty.org>
Subject: Dakota Pacific project
Date: 24.10.2021 22:36:22 (+02:00)

Commissioner Armstrong,

As a Park City resident, tax payer and voter, I am writing to urge you to stop the Dakota Project.

It goes against the original intent of the zoning, will cause traffic issues, will drain valuable community resources (such as water use), and with the amount of affordable housing planned will barely cover new requirements for low income workers created by the project itself.

This huge development with nearly 800 new residences (not including the 330 for affordable housing), a hotel and tons of new retail space doesn't benefit our community (and just shows the greed of out of town business developers and those in our local government that support them).

In November and in future elections, I will not vote for Commissioner candidates that show support for this project.

Regards,

Lee Bank
1953 Bear Hollow Dr
PC 84098

From: **T Witchy C** <toekneechen@gmail.com>
To: **dclyde@summitcounty.org** <dclyde@summitcounty.org>
Subject: Dakota Pacific project
Date: 25.10.2021 11:58:43 (+02:00)

Hello Doug,

I'm writing to you out of concern about the proposed Dakota Pacific project. My family and I moved to Park City in February and love the open spaces and small town vibe of the locale. After reviewing the notes on the project, it doesn't feel like it's a good fit for our neighborhood.

Among the many things that seem inadequately addressed are the traffic issues this new development will create for our community. Also how will the increased public water demands be handled? Of course I can understand the need to provide more affordable housing for the local workforce, but the development doesn't seem to prioritize that in the design. The 224 is already starting to look like a California freeway at rush hour, the addition of so many more people will only further exacerbate the issue.

Please do not approve this project to move forward.

Respectfully,
Tony Chen
Silver Springs

From: **S. Ostrand-Rosenberg** <srosenbe@umbc.edu>
To: **countycouncil@summitcounty.org** <countycouncil@summitcounty.org>
Subject: Dakota Pacific project
Date: 25.10.2021 18:13:15 (+02:00)

Please vote NO on the Dakota Pacific project for Kimball Junction.

Sue and Bob Rosenberg
3 Trailside Ct, Park City, UT 84060

From: **T Witchy C** <toekneechen@gmail.com>
To: **mstevens@summitcounty.org** <mstevens@summitcounty.org>
Subject: Dakota Pacific project
Date: 25.10.2021 11:57:17 (+02:00)

Hello Malena,

I'm writing to you out of concern about the proposed Dakota Pacific project. My family and I moved to Park City in February and love the open spaces and small town vibe of the locale. After reviewing the notes on the project, it doesn't feel like it's a good fit for our neighborhood.

Among the many things that seem inadequately addressed are the traffic issues this new development will create for our community. Also how will the increased public water demands be handled? Of course I can understand the need to provide more affordable housing for the local workforce, but the development doesn't seem to prioritize that in the design. The 224 is already starting to look like a California freeway at rush hour, the addition of so many more people will only further exacerbate the issue.

Please do not approve this project to move forward.

Respectfully,
Tony Chen
Silver Springs

From: **T Witchy C** <toekneechen@gmail.com>
To: **gwright@summitcounty.org** <gwright@summitcounty.org>
Subject: Dakota Pacific Project
Date: 25.10.2021 11:59:58 (+02:00)

Hello Glen,

I'm writing to you out of concern about the proposed Dakota Pacific project. My family and I moved to Park City in February and love the open spaces and small town vibe of the locale. After reviewing the notes on the project, it doesn't feel like it's a good fit for our neighborhood.

Among the many things that seem inadequately addressed are the traffic issues this new development will create for our community. Also how will the increased public water demands be handled? Of course I can understand the need to provide more affordable housing for the local workforce, but the development doesn't seem to prioritize that in the design. The 224 is already starting to look like a California freeway at rush hour, the addition of so many more people will only further exacerbate the issue.

Please do not approve this project to move forward.

Respectfully,
Tony Chen
Silver Springs

From: **Robert Bussen** <robertjbussen@gmail.com>
To: **County Council** <countycouncil@summitcounty.org>
Subject: Dakota Pacific project
Date: 26.10.2021 08:54:44 (+02:00)

Now is NOT the time to approve the Dakota Pacific's project. Adding hundreds more cars and people to an already severely congested community is irresponsible folly. Fix the serious transportation/highway issues first, and then you can approve an increase in large building projects.

Father Robert Bussen
1052 Lincoln Ln, Park City, UT 84098

From: **Roger Stephens** <parkrog1@gmail.com>
To: **countycouncil@summitcounty.org** <countycouncil@summitcounty.org>
Subject: Dakota Pacific project
Date: 25.10.2021 19:47:39 (+02:00)

This project will create the biggest bottle neck of traffic at Kimball Junction. Summit County cannot afford to do this.

The county gave the original developer extra incentives and density BUT this should not give them any special consideration now.

Please save the junction and turn down this change.

--

Roger M Stephens

From: **Craig Williams** <craig@midgley-huber.com>
To: **countycouncil@summitcounty.org** <countycouncil@summitcounty.org>
Subject: Dakota Pacific Project
Date: 26.10.2021 12:33:46 (+02:00)

Hello Summit County Council;

I sure hope you are taking the cue from one of your own members, Doug Clyde, who has called the Dakota Pacific plan the 'Los Angeles -ication of Synyerville Basin. Councils approved stuff 20+ years ago before the Olympics when everyone thought 'let's help the old struggling Silver Mine town get better.' But we got better without those developments after the Olympics and now those approvals will choke us to death traffic wise.

This project is too big, people will still drive to Main St no matter all of this "Pie in the Sky" 'walkability' (have you ever carried groceries a 1/2 half mile or longer?) They will still drive to Salt Lake. It relies on the County to ante up and be an accomplice to the crime of over development. And adding Gondolas? Seriously? Are we Disneyland? Talk about an 'eye sore'! STOP APPROVING BAD PROJECTS!!

We are already short on water. Why don't you use every 'variation' from the original approved application as a reason to VOTE NO! If you are going to approve anything, APPROVE WORKER HOUSING there and provide short route bus service to the junction/NewPark and to Main Street.

Regards;

Craig Williams
3055 Fawn Drive
Park City, Utah 84098
801-598-9291

From: **nhull** <nhull@xmission.com>
To: **countycouncil@summitcounty.org** <countycouncil@summitcounty.org>
Subject: dakota pacific project
Date: 25.10.2021 19:28:35 (+02:00)

I am writing to you to register my strong opposition to the Dakota Pacific project. There is no way our community can comfortably handle all of the additional people and traffic that this project will bring.

Nancy Hull

Summit County resident

From: **Curtis Lupo** <curtis.lupo@icloud.com>
To: **countycouncil@summitcounty.org** <countycouncil@summitcounty.org>
Subject: Dakota Pacific project
Date: 26.10.2021 08:40:14 (+02:00)

To the council:

Kindly hear our pain with multiple levels of concern for the negative impact of this project at Kimball Junction. Traffic, water use, diminished open space, overburdened school system & noise, garbage & light pollution. We do not need to look like the sprawling suburbs of the valley. Vote to keep part of our community pristine. Have you ever hiked, biked or cross country skied across this parcel? That is what our town is about!

Curtis Lupo
Hidden Cove

Sent from my iPad

From: **Ruzek, Michael** <Michael.Ruzek@MSGraystone.com>
To: **rarmstrong@summitcounty.org** <rarmstrong@summitcounty.org>
Subject: Dakota Pacific Project
Date: 26.10.2021 15:14:27 (+02:00)

Roger,

I understand that you have a council meeting on Wednesday and the Dakota Pacific project may be on the docket (got an email from Sally). I couldn't agree more with Tom Clyde's opinion piece in the Record a few months ago in that we don't owe anyone zoning adjustments. I understand that land that was zoned and entitled at some point in the past has to be honored, but it sound to me that this is not a zone/entitle as it was situation.

Interestingly, it is my understanding that the property was originally donated to the LDS church to be open space by the Buehner family; over the years it somehow morphed out of open space and was ultimately sold to Boyer, and now Dakota Pacific. On one hand, I understand the need for affordable housing in the area, I hope my kids could move back here at some point if they so choose. On the other hand, I started thinking about the density of the residential development at 1100 units and the negative impact that would have on the area. Being the nerd that I am, I counted fewer homes on the left side of 224 as you drive all the way to Quarry Mountain. Yes, I actually got on Zillow and counted homes, this is the kind of stuff that I do for fun before I go to bed.

Kimball is known to be a failed interchange and by slamming this much additional density on that property I believe we will be making a grave mistake. I don't think that the Summit County Council has an obligation to help a developer make a project work by adjusting zoning and character of a property.

On a side note, I heard that there is talk of dropping the speed limit from Kimball into town to 45 MPH, it would be great if that was news and not rumor, fingers crossed. I talked to Alfred about that years ago and he ran me through the bureaucracy that was involved and it sounded like if anything going down that road (no pun intended) could potentially increase the speed limit based on how the study is conducted.

Most importantly, thank you for your years of public service, I know that it is a thankless job, but I thank you for all the time that you have put into our home, Beth and I were just talking about it the other day.

Thank you,

Mike

Michael A. Ruzek CFP® CIMA®

Senior Vice President

Institutional Consultant | Park City Branch Manager | Workplace Advisor- Equity Compensation

National Strategic Partner | Investing with Impact Director | Portfolio Management Director

Insurance Planning Director | Alternative Investments Director | Lending Specialist

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From: **Ruth silverstein** <ruthsilverstein@me.com>
To: **countycouncil@summitcounty.org** <countycouncil@summitcounty.org>
Subject: Dakota Pacific project
Date: 25.10.2021 20:19:28 (+02:00)

I am asking you to all vote NO on the Dakota Pacific project.

We do not and realistically will not have infrastructure to handle the amount of people coming into this area.

Ruth Silverstein
6160 Trailside Dr.
Park City, UT
84098

Sent from my iPhone

From: **Kim Fry** <kimfry5416@gmail.com>
To: **gwright@summitcounty.org** <gwright@summitcounty.org>
Subject: Dakota Pacific project
Date: 25.10.2021 21:32:18 (+02:00)

Dear Mr. Wright:

As a 29 year resident of Park City, I am STRONGLY opposed to the proposed Dakota Pacific project at Kimball Junction. This project potentially lines investors pockets, but does NOT meet the needs of our community and only serves to exacerbate emissions, traffic and gridlock. Please vote NO!

Sincerely,
Kim Fry
2786 Annie Oakley
Park City, Utah 84060

From: **Joette Hessick** <jhessick@comcast.net>
To: **countycouncil@summitcounty.org** <countycouncil@summitcounty.org>
Subject: Dakota Pacific Project
Date: 25.10.2021 20:30:37 (+02:00)

Im a resident of Summit County and live in Ranch Place.

PLEASE VOTE NO on this horrific project that benefits only the developers, but negatively impacts residents quality of life.

Joette Hessick

From: **Cole Capener** <colecaper@gmail.com>
To: **countycouncil@summitcounty.org** <countycouncil@summitcounty.org>
Subject: Dakota Pacific Project
Date: 25.10.2021 19:27:45 (+02:00)

Dear Friends:

I know each of you and I must admit I am a bit surprised to understand--and please correct me if I am wrong--that you are favorably inclined to approve this project over the Planning Department's opposition. As a resident of Sun Peak, I've grown increasingly concerned about the traffic situation near Kimball Junction over the past several years. I can't help but think that this project would only greatly exacerbate traffic problems. Parking lot conditions on SR 224 not only make it difficult to get where you want to go, but they contribute significantly to carbon emissions (even considering all the Teslas around town).

I urge you to reject this development. We don't need it. It will cause a lot of problems. Just say no.

Thank you for your public service.

With thanks and best regards,

Cole R. Capener
1944 Mahre Dr, Park City, UT 84098

From: **Fred Vallejo** <fred.a.vallejo@gmail.com>
To: **gwright@summitcounty.org** <gwright@summitcounty.org>
Subject: Dakota Pacific Project
Date: 26.10.2021 16:33:12 (+02:00)

Dear Council Member Wright,

I am writing as a concerned citizen and voter to let you know that I am strongly opposed to the proposed Dakota Pacific development project at Kimball Junction.

The last thing Kimball Junction needs is more (mostly unaffordable) housing units, more people, more cars, more traffic congestion, and more assaults on our quality of life.

As you know, you are under no obligation to approve any change in the original development agreement. It may well be possible to drive tech growth (or other “clean industry”) to the Junction in the future, and thereby diversify our community’s economy. Why forestall that option now?

The proposed Dakota Pacific development is unacceptable. It is growth-inducing, does not address the need for housing key community workers, and fails to contribute to our economic well-being or quality of life.

I urge you to stop this misguided project now.

Sincerely,

Fred Vallejo
Kamas, UT

Fred A. Vallejo

REALTOR

C: (435) 901-2015

O: (435) 649-9882



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Online banking fraud is on the rise. If you receive an email containing WIRE TRANSFER INSTRUCTIONS, immediately call your Realtor or the title company, whose contact information you know is reliable, to verify the information prior to sending funds.

From: **Fred Vallejo** <fred.a.vallejo@gmail.com>
To: **rarmstrong@summitcounty.org** <rarmstrong@summitcounty.org>
Subject: Dakota Pacific Project
Date: 26.10.2021 16:36:09 (+02:00)

Dear Council Member Armstrong,

I know you're not a proponent of the Dakota Pacific Project. Nonetheless, I wanted to share with you a letter I have sent your fellow Council members:

Dear XXXXXXXXXXXX,

I am writing as a concerned citizen and voter to let you know that I am strongly opposed to the proposed Dakota Pacific development project at Kimball Junction.

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KELLERWILLIAMS. REAL ESTATE

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From: **Fred Vallejo** <fred.a.vallejo@gmail.com>
To: **cfrobinson@summitcounty.org** <cfrobinson@summitcounty.org>
Subject: Dakota Pacific Project
Date: 26.10.2021 16:31:54 (+02:00)

Dear Council Member Robinson,

I am writing as a concerned citizen and voter to let you know that I am strongly opposed to the proposed Dakota Pacific development project at Kimball Junction.

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Sincerely,

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Kamas, UT

Fred A. Vallejo

REALTOR

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O: (435) 649-9882



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From: **Fred Vallejo** <fred.a.vallejo@gmail.com>
To: **mstevens@summitcounty.org** <mstevens@summitcounty.org>
Subject: Dakota Pacific Project
Date: 26.10.2021 16:29:25 (+02:00)

Dear Council Member Stevens,

I am writing as a concerned citizen and voter to let you know that I am strongly opposed to the proposed Dakota Pacific development project at Kimball Junction.

The last thing Kimball Junction needs is more (mostly unaffordable) housing units, more people, more cars, more traffic congestion, and more assaults on our quality of life.

As you know, you are under no obligation to approve any change in the original development agreement. It may well be possible to drive tech growth (or other “clean industry”) to the Junction in the future, and thereby diversify our community’s economy. Why forestall that option now?

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I urge you to stop this misguided project now.

Sincerely,

Fred Vallejo
Kamas, UT

Fred A. Vallejo

REALTOR

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O: (435) 649-9882



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From: **Fred Vallejo** <fred.a.vallejo@gmail.com>
To: **dclyde@summitcounty.org** <dclyde@summitcounty.org>
Subject: Dakota Pacific Project
Date: 26.10.2021 16:30:38 (+02:00)

Dear Council Member Clyde,

I am writing as a concerned citizen and voter to let you know that I am strongly opposed to the proposed Dakota Pacific development project at Kimball Junction.

The last thing Kimball Junction needs is more (mostly unaffordable) housing units, more people, more cars, more traffic congestion, and more assaults on our quality of life.

As you know, you are under no obligation to approve any change in the original development agreement. It may well be possible to drive tech growth (or other “clean industry”) to the Junction in the future, and thereby diversify our community’s economy. Why forestall that option now?

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I urge you to stop this misguided project now.

Sincerely,

Fred Vallejo
Kamas, UT

Fred A. Vallejo

REALTOR

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O: (435) 649-9882



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From: **Mark Schumacher** <schumark@outlook.com>
To: **countycouncil@summitcounty.org** <countycouncil@summitcounty.org>
Subject: Dakota Pacific Project
Date: 27.10.2021 19:22:54 (+02:00)

I'm opposed to this project. We do not have the infrastructure to support it. We already do not have enough water and our roads are above capacity. Please do not approve this project.

Respectfully,

Mark Schumacher

Pine Brook resident since 1999

Sent from my iPhone

Mark Schumacher

435.659.1463

From: **Liz McCaffrey** <lizmcc1013@icloud.com>
To: **mstevens@summitcounty.org** <mstevens@summitcounty.org>
Subject: Dakota Pacific project-concern
Date: 27.10.2021 06:19:03 (+02:00)

Hi Malena,
I hope all is well with you and your family.

The Dakota Project is a terrible idea. It will totally take away the appeal of the area. Traffic is already an huge issue without this. And no, we the people don't want any of our tax money going toward this, the traffic infrastructure costs, pollution and water problems and crime that will go along with this. Anyway please vote against this.

Thank you supporting the wishes of people.

Liz McCaffrey
435-901-1723

Sent from my iPhone

From: **Mary Christa Smith** <marychristasmith@gmail.com>
To:
Subject: Dakota Pacific proposal for 1100 residential units at Kimball Junction back for discussion at Summit County Council
Date: 25.10.2021 19:12:25 (+02:00)
Attachments: Tech Park Public Comment.docx (2 pages), ATT00002.html (1 page), Dakota Pacific comments.docx (3 pages), ATT00004.html (1 page), Tim Henney Tech Park Comments.docx (2 pages), ATT00006.html (1 page), GuestEditorial.pdf (1 page), ATT00008.html (1 page)

Dear Community Members,

The Summit County Council will further discuss the proposal for the Dakota Pacific proposal at Kimball Junction on Wednesday October 27 at 4pm.

To participate in Council meeting: [Join Zoom webinar:](#)

To listen by phone only: Dial 1-301-715-8592, Webinar ID: 772 302 472

Here is the [staff report](#).

Here is the link to the [agenda](#).

There is still time to weigh in on this important community decision to amend the development agreement from the Tech Park concept to 1100 residential units.

Attached are some public comment documents for your reference.

Kindly,
Mary Christa

Dear Summit County Planning Commission and Planning Staff,

I write this letter with a great sense of urgency. There is currently a proposal by Dakota Pacific to reopen and amend the development agreement for the Tech Park parcel at Kimball Junction. The Snyderville Basin Planning Commission is scheduled to hear public comment on this item on July 28th and is receiving public input until that date. I encourage everyone in our community who cares about potentially adding residential density through a change in the Tech Park Development Agreement to take the time to learn about the history of this land, the agreements that were put in place and what is at stake with this proposal.

In the early 2000's, the land that we know as the Tech Park was owned by the real estate arm of the LDS Church and was designated as a "village center" at the time, with intensive commercial space, a school, and over 800 individual homes in a sprawling subdivision.

County and City officials worked out a deal that would be equitable for the people of Summit County. The community's goals were:

1. Remove the residential density (reducing impacts to schools, infrastructure & traffic)
2. Preserve the open views along HWY 224
3. Create areas for public recreation
4. Allow for development of business park that would offer high paying jobs (not service jobs)

In December of 2008, the City and County together paid \$25 million to acquire the 350 acres, as well as an additional 350 acres in Round Valley. The Community used \$25 million of open space bond money to remove residential density from both the open space and the Tech Park parcels.

Summit County and Park City, with great care and consideration, created the Tech Park with the intention of removing residential density, creating high paying jobs and preserving open space. The 2020 Visioning Process makes clear that residents in both 84060 and 84098 overwhelmingly value open space and limited growth. Residents have made clear we are not in support of creating more residential entitlements, period. We are especially against the undoing of the development agreement and our \$25 million investment on this land.

"We" invested \$25 million to strip the residential density entitlement from this land and to create a development that would create high paying jobs, not service level jobs for the hotel and mixed-use commercial proposed in the project. The proposal by Dakota Pacific seeks to add 1100 residential units, along with a hotel and mixed-use commercial to this site and goes completely against the intent of the development agreement.

According to Todd Hauber, Park City School District Business Administrator, this project is projected to increase our student enrollment in Park City School District by 500+ students; necessitating the need to build another school.

I ask the Planning Commission, Planning Staff and County Council, to honor the wisdom and work of our community elders, who with care, and at great expense, created the Tech Park to

limit residential density, sprawl, impacts to schools, traffic congestion, and create a space for high paying jobs. It is simply inappropriate to undo the \$25 million investment in this land. Just say NO, period.

Sincerely,
Mary Christa Smith

Dakota Pacific - Tech Park Proposal

Myles Rademan Comments

- Change of Use: a decision to permit a 'change of use' at the Tech Park to facilitate the development of a predominantly housing and mixed-use commercial area is not a simple administrative matter. Nothing is further from the truth. It stretches credulity. Doing so is like asserting that a dog park and a zoo are essentially the same because they both cater to animals. The waterfall of cascading impacts different uses create is the heart of the issue. The original Tech Park development was specifically negotiated and predicated on the removal of over 800 housing units. This was the essential 'quid pro quo' and 'raison d'être' underpinning that approval. If the county decides to change the original approved uses it should open the entire development agreement for renegotiation in light of new realities and the spirit of Section 2.3 as it carefully considers the immediate and long-term impacts.
- Creating a Mixed-Use Neighborhood at this location is a worthy concept in the abstract. But it must be more than apartment blocks with a patina of commercial uses. Any new development in this location will create an iconic entrance to the greater Park City community far into the foreseeable future. The county is now presented with a unique opportunity to engage in creative planning unfettered by past approvals and restraints. Such an opportunity should not be wasted or compromised without requiring additional significant public benefits and density reductions.
- When the County Council questioned who will live in the proposed housing the Dakota Pacific developer rhetorically questioned 'what's wrong with people moving up from the Salt Lake Valley and commuting down to jobs'. This question is central and should be honestly confronted and addressed. Dakota Pacific is a reputable Salt Lake developer. They are intimately familiar with that market and will undoubtedly market to it despite any hard restrictions attempting to limit residency to local workers. There is nothing illegal or immoral about people wanting to move to the mountains but when they do so they will require a huge increase in local services and amenities like parking, schools, trails, recreation, open space, water and sewer

facilities, etc. These require large expenditures far into the future. The realization that residential development does not pay its way was exactly the reason for designating this area for economic diversification without the addition of 800 housing units. Consequently the question is whether the proposed 1100 new housing units (which will in all likelihood predominately house commuters) is really what the residents of Park City and the Snyderville Basin bargained for? What are the tradeoffs and who will pay not only for the immediate impacts but all the ongoing costs?

- Staff role: obviously the legal and planning staff have a lot of time and energy invested in working with the developer on this project. That is to be expected. But their bias and many of their comments and answers to questions posed by elected officials puts the public and the Council at a negotiating disadvantage making it more difficult to achieve a more equitable outcome.
- Affordable housing: this is the elephant in the room. The need is real and generally agreed upon. The question is how to fairly provide it. Developers are required to provide what the law mandates. This is usually just a small portion of what their projects generate and certainly an even more miniscule portion of solving the larger community affordable housing needs. No developer can feasibly be expected to provide more than is legally required unless as part of a larger negotiation about what their actual development entitlements are. Even then if the economic burden is too onerous the development will fail. How do these realities impact the proposed Dakota Pacific project?
 - If the county starts negotiating from a position that the square footage allowed as a Tech Park is the same as will be permitted as a mixed-use housing development, and if the proposed 'change of use' (discussed above) is seen as little more than a minor administrative adjustment, then Dakota Pacific will build what is required under the law and add a bit more to sweeten the pie and appease an aroused public. The result will still be a fraction of the need the project generates and hardly a blip to ameliorate the overall community's affordable housing needs.
 - However, if the entire development agreement is open for renegotiation in light of the dramatic use changes being

proposed, then the County can significantly decrease the density, rethink the proposed uses, and require additional public amenities in line with the real impacts this development will generate. These inducements can include donating additional land for public uses like future enlargements of the transit center and Richens Building. More importantly, and this gets to the issue of making a real impact on the community's affordable housing needs, several parcels can be donated to the county which can then cooperate with groups like Mountainlands Community Housing Trust and Habitat for Humanity (and maybe others) to make a real dent in this pressing need.

- It might be appropriate at some future time for the community to step up and 'put their money where their mouths are' by passing affordable housing bonds to help build the needed housing and close the gap of past neglect.

Tech Park – Dakota Pacific Proposal

Thank you for the time to give public comment. I do so as a Summit County and Park City resident, not as a member of the Park City Council.

I've followed the Kimball Junction Tech Park development since it was first proposed more than 15 years ago and believe where we find ourselves today skips over a fundamental aspect necessary for consideration and essential to achieving the best possible decision and outcome, which is:

Who believes the current approved project is broken and needs to be fixed? The New Owner-Developer (Certainly), Planning Staff (Maybe), Planning Commission (They Recommended Denial), A Majority of Summit County Citizens (They Consistently ask to Stop growth), Members of County Council (Yet to be determined). I believe the fundamental question of who and why needs to be addressed, discussed, and answered before any repurposing can thoughtfully and credibly be considered.

I would like to unpack the idea that the present approval results in a development that is flawed and I ask what has changed between 2008 and now that leads some people to describe additional SkullCandy style buildings as Crap? Is it Project Concept, Design, Current Restrictions, or some combination?

My primary wonderment is with Concept. An enormous amount of process, thought, intention, and negotiation went into the 2008 agreement. The approved concept contained multiple objectives and was hailed as a success, and win-win agreement for residents as well as the private sector. It created a campus that would locate 1.3 million square feet of office space in a central mixed use location to avoid scattering numerous buildings throughout the district. It also eliminated all proposed 800 residential units by repurposing the use to commercial with the objective of attracting "High Paying" jobs to diversify the County's economy thus providing residents a means of earning a living wage and creating the possibility for people to live, work, and play in Summit County.

So I ask, is the concept still viable or has something changed in the last 13 years to negate the desire to achieve the identified 2008 objectives and goals? Clearly explaining and expressing these changes and justifications is currently lacking, needed, and would be an important step in gaining public understanding and possible support.

On the other hand, if the Tech Park concept goals are still desired and relevant, then where does the site and infrastructure, like the current campus, go to make the concept viable? If not here, then where?

I'm concerned that by simply and repeatedly saying the current approved project needs to be "Fixed" creates gravitational pull toward acceptance without analysis. Saying something is broken does not make it so. Rather than broken, I see the current Tech Park as the best possible outcome when attempting to coral powerful profit driven free market forces that drive development and growth. Within the context of property rights, profit motive, and limited tools, what is better for the community than an approved private sector project the free market does not want to build?

I recognize the significance and magnitude of the question before you and appreciate your diligent and thoughtful attention to it. Thank you for your time and consideration.

Additional concerns: 1) The perception Staff is advocating for the application, which undercuts the negotiating position of the Council. 2) How the application has come this far along the path to potential approval without necessary justification. 3) Has enough consideration been given to adjusting restrictions to allow for a broader use within the current approval? 4) Shouldn't anything other than an adjustment to restrictions trigger a new development agreement and complete renegotiation?

Summit County Council:

“Should Dakota Pacific be granted additional residential density?”

If you answer yes, please remember your will be tripling Dakota Pacific’s land value, a **multimillion dollar gift**.

I request Snyderville Basin Planning Commission (SBPC) either turn down Dakota Pacific’s Summit Research Park (SRP) request for Development Agreement (DA) changes or refer the matter to Summit County’s Council for prior direction.

While DA amendments are well within the purview of SBPC, Dakota Pacific’s request directly violates my understanding of ongoing public policy opposing new residential density creation unless there is a compelling public purpose.

DP is making a huge ask. Based on nearby closed transactions, DP’s 1,053,000 SF of density conversion to residential will triple its property’s market value. Increasing DP’s profits is not a ‘compelling public interest’.

This is a policy matter vested with our elected officials that should be answered before county staff and appointed officials (SBPC) weigh in. I’m sure attorneys could argue for or against my view, **so this is a policy, not a legal, matter**.

The density assignment to Summit Research Park functions was core to why their Development Agreement was approved. Former elected officials who approved the Research Park DA have spoken. They’ve explicitly stated they would not have approved the 1,248,000 residential square feet that DP is now asking for.

Yes, Council adopted the Kimball Junction Neighborhood Plan (KJNP) on June 19, 2019. Any review of the membership, meeting history, and management of this committee will show it was a carefully built Trojan Horse created to set the table for the **gift** Dakota Pacific is requesting. Several community members who’d been recruited to serve on that body resigned when they realized KJNP’s conception was simply a ploy, not something geared to served public interest. Some prior committee members were lobbied to support DP’s density conversion request and declined.

DP’s community benefit claims are exaggerated.

Claiming renting for 80% of AMI is affordable and a community benefit is misleading. Utah Housing Corporation distribution of federal low income housing tax credits funding allocations end at much lower AMIs. There is no benefit to the community in terms of diversity and social equity with an 80% AMI. 80% AMI in Summit County reflects 100% Salt Lake AMI. Do we really want to facilitate Salt Lake city apartment housing density?

Similarly, open space dedication claims do not justify the multimillion dollar gift DP is requesting. DP’s predecessors have already received \$25,000,000 for open space they ‘somewhat’ facilitated.

I believe there is limited public support for facilitating faster growth. The public does not care about how long it will take DP to sell its property. Had they priced to market value I suspect Summit Research Park would have been built out long ago. If County Councilpersons want to facilitate faster residential growth they should do so explicitly and say why. If they want Summit Research Park to allow a job growth center they can simply reduce its tech requirement.

Jim Doilney

From: **Mary Christa Smith** <marychristasmith@gmail.com>
To:
Subject: Dakota Pacific proposal for 1100 residential units at Kimball Junction back for discussion at Summit County Council
Date: 25.10.2021 19:12:25 (+02:00)
Attachments: Tech Park Public Comment.docx (2 pages), ATT00002.html (1 page), Dakota Pacific comments.docx (3 pages), ATT00004.html (1 page), Tim Henney Tech Park Comments.docx (2 pages), ATT00006.html (1 page), GuestEditorial.pdf (1 page), ATT00008.html (1 page)

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Kindly,
Mary Christa

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4. Allow for development of business park that would offer high paying jobs (not service jobs)

In December of 2008, the City and County together paid \$25 million to acquire the 350 acres, as well as an additional 350 acres in Round Valley. The Community used \$25 million of open space bond money to remove residential density from both the open space and the Tech Park parcels.

Summit County and Park City, with great care and consideration, created the Tech Park with the intention of removing residential density, creating high paying jobs and preserving open space. The 2020 Visioning Process makes clear that residents in both 84060 and 84098 overwhelmingly value open space and limited growth. Residents have made clear we are not in support of creating more residential entitlements, period. We are especially against the undoing of the development agreement and our \$25 million investment on this land.

"We" invested \$25 million to strip the residential density entitlement from this land and to create a development that would create high paying jobs, not service level jobs for the hotel and mixed-use commercial proposed in the project. The proposal by Dakota Pacific seeks to add 1100 residential units, along with a hotel and mixed-use commercial to this site and goes completely against the intent of the development agreement.

According to Todd Hauber, Park City School District Business Administrator, this project is projected to increase our student enrollment in Park City School District by 500+ students; necessitating the need to build another school.

I ask the Planning Commission, Planning Staff and County Council, to honor the wisdom and work of our community elders, who with care, and at great expense, created the Tech Park to

limit residential density, sprawl, impacts to schools, traffic congestion, and create a space for high paying jobs. It is simply inappropriate to undo the \$25 million investment in this land. Just say NO, period.

Sincerely,
Mary Christa Smith

Dakota Pacific - Tech Park Proposal

Myles Rademan Comments

- Change of Use: a decision to permit a 'change of use' at the Tech Park to facilitate the development of a predominantly housing and mixed-use commercial area is not a simple administrative matter. Nothing is further from the truth. It stretches credulity. Doing so is like asserting that a dog park and a zoo are essentially the same because they both cater to animals. The waterfall of cascading impacts different uses create is the heart of the issue. The original Tech Park development was specifically negotiated and predicated on the removal of over 800 housing units. This was the essential 'quid pro quo' and 'raison d'être' underpinning that approval. If the county decides to change the original approved uses it should open the entire development agreement for renegotiation in light of new realities and the spirit of Section 2.3 as it carefully considers the immediate and long-term impacts.
- Creating a Mixed-Use Neighborhood at this location is a worthy concept in the abstract. But it must be more than apartment blocks with a patina of commercial uses. Any new development in this location will create an iconic entrance to the greater Park City community far into the foreseeable future. The county is now presented with a unique opportunity to engage in creative planning unfettered by past approvals and restraints. Such an opportunity should not be wasted or compromised without requiring additional significant public benefits and density reductions.
- When the County Council questioned who will live in the proposed housing the Dakota Pacific developer rhetorically questioned 'what's wrong with people moving up from the Salt Lake Valley and commuting down to jobs'. This question is central and should be honestly confronted and addressed. Dakota Pacific is a reputable Salt Lake developer. They are intimately familiar with that market and will undoubtedly market to it despite any hard restrictions attempting to limit residency to local workers. There is nothing illegal or immoral about people wanting to move to the mountains but when they do so they will require a huge increase in local services and amenities like parking, schools, trails, recreation, open space, water and sewer

facilities, etc. These require large expenditures far into the future. The realization that residential development does not pay its way was exactly the reason for designating this area for economic diversification without the addition of 800 housing units. Consequently the question is whether the proposed 1100 new housing units (which will in all likelihood predominately house commuters) is really what the residents of Park City and the Snyderville Basin bargained for? What are the tradeoffs and who will pay not only for the immediate impacts but all the ongoing costs?

- Staff role: obviously the legal and planning staff have a lot of time and energy invested in working with the developer on this project. That is to be expected. But their bias and many of their comments and answers to questions posed by elected officials puts the public and the Council at a negotiating disadvantage making it more difficult to achieve a more equitable outcome.
- Affordable housing: this is the elephant in the room. The need is real and generally agreed upon. The question is how to fairly provide it. Developers are required to provide what the law mandates. This is usually just a small portion of what their projects generate and certainly an even more miniscule portion of solving the larger community affordable housing needs. No developer can feasibly be expected to provide more than is legally required unless as part of a larger negotiation about what their actual development entitlements are. Even then if the economic burden is too onerous the development will fail. How do these realities impact the proposed Dakota Pacific project?
 - If the county starts negotiating from a position that the square footage allowed as a Tech Park is the same as will be permitted as a mixed-use housing development, and if the proposed 'change of use' (discussed above) is seen as little more than a minor administrative adjustment, then Dakota Pacific will build what is required under the law and add a bit more to sweeten the pie and appease an aroused public. The result will still be a fraction of the need the project generates and hardly a blip to ameliorate the overall community's affordable housing needs.
 - However, if the entire development agreement is open for renegotiation in light of the dramatic use changes being

proposed, then the County can significantly decrease the density, rethink the proposed uses, and require additional public amenities in line with the real impacts this development will generate. These inducements can include donating additional land for public uses like future enlargements of the transit center and Richens Building. More importantly, and this gets to the issue of making a real impact on the community's affordable housing needs, several parcels can be donated to the county which can then cooperate with groups like Mountainlands Community Housing Trust and Habitat for Humanity (and maybe others) to make a real dent in this pressing need.

- It might be appropriate at some future time for the community to step up and 'put their money where their mouths are' by passing affordable housing bonds to help build the needed housing and close the gap of past neglect.

Tech Park – Dakota Pacific Proposal

Thank you for the time to give public comment. I do so as a Summit County and Park City resident, not as a member of the Park City Council.

I've followed the Kimball Junction Tech Park development since it was first proposed more than 15 years ago and believe where we find ourselves today skips over a fundamental aspect necessary for consideration and essential to achieving the best possible decision and outcome, which is:

Who believes the current approved project is broken and needs to be fixed? The New Owner-Developer (Certainly), Planning Staff (Maybe), Planning Commission (They Recommended Denial), A Majority of Summit County Citizens (They Consistently ask to Stop growth), Members of County Council (Yet to be determined). I believe the fundamental question of who and why needs to be addressed, discussed, and answered before any repurposing can thoughtfully and credibly be considered.

I would like to unpack the idea that the present approval results in a development that is flawed and I ask what has changed between 2008 and now that leads some people to describe additional SkullCandy style buildings as Crap? Is it Project Concept, Design, Current Restrictions, or some combination?

My primary wonderment is with Concept. An enormous amount of process, thought, intention, and negotiation went into the 2008 agreement. The approved concept contained multiple objectives and was hailed as a success, and win-win agreement for residents as well as the private sector. It created a campus that would locate 1.3 million square feet of office space in a central mixed use location to avoid scattering numerous buildings throughout the district. It also eliminated all proposed 800 residential units by repurposing the use to commercial with the objective of attracting "High Paying" jobs to diversify the County's economy thus providing residents a means of earning a living wage and creating the possibility for people to live, work, and play in Summit County.

So I ask, is the concept still viable or has something changed in the last 13 years to negate the desire to achieve the identified 2008 objectives and goals? Clearly explaining and expressing these changes and justifications is currently lacking, needed, and would be an important step in gaining public understanding and possible support.

On the other hand, if the Tech Park concept goals are still desired and relevant, then where does the site and infrastructure, like the current campus, go to make the concept viable? If not here, then where?

I'm concerned that by simply and repeatedly saying the current approved project needs to be "Fixed" creates gravitational pull toward acceptance without analysis. Saying something is broken does not make it so. Rather than broken, I see the current Tech Park as the best possible outcome when attempting to coral powerful profit driven free market forces that drive development and growth. Within the context of property rights, profit motive, and limited tools, what is better for the community than an approved private sector project the free market does not want to build?

I recognize the significance and magnitude of the question before you and appreciate your diligent and thoughtful attention to it. Thank you for your time and consideration.

Additional concerns: 1) The perception Staff is advocating for the application, which undercuts the negotiating position of the Council. 2) How the application has come this far along the path to potential approval without necessary justification. 3) Has enough consideration been given to adjusting restrictions to allow for a broader use within the current approval? 4) Shouldn't anything other than an adjustment to restrictions trigger a new development agreement and complete renegotiation?

Summit County Council:

“Should Dakota Pacific be granted additional residential density?”

If you answer yes, please remember your will be tripling Dakota Pacific’s land value, a **multimillion dollar gift**.

I request Snyderville Basin Planning Commission (SBPC) either turn down Dakota Pacific’s Summit Research Park (SRP) request for Development Agreement (DA) changes or refer the matter to Summit County’s Council for prior direction.

While DA amendments are well within the purview of SBPC, Dakota Pacific’s request directly violates my understanding of ongoing public policy opposing new residential density creation unless there is a compelling public purpose.

DP is making a huge ask. Based on nearby closed transactions, DP’s 1,053,000 SF of density conversion to residential will triple its property’s market value. Increasing DP’s profits is not a ‘compelling public interest’.

This is a policy matter vested with our elected officials that should be answered before county staff and appointed officials (SBPC) weigh in. I’m sure attorneys could argue for or against my view, **so this is a policy, not a legal, matter**.

The density assignment to Summit Research Park functions was core to why their Development Agreement was approved. Former elected officials who approved the Research Park DA have spoken. They’ve explicitly stated they would not have approved the 1,248,000 residential square feet that DP is now asking for.

Yes, Council adopted the Kimball Junction Neighborhood Plan (KJNP) on June 19, 2019. Any review of the membership, meeting history, and management of this committee will show it was a carefully built Trojan Horse created to set the table for the **gift** Dakota Pacific is requesting. Several community members who’d been recruited to serve on that body resigned when they realized KJNP’s conception was simply a ploy, not something geared to served public interest. Some prior committee members were lobbied to support DP’s density conversion request and declined.

DP’s community benefit claims are exaggerated.

Claiming renting for 80% of AMI is affordable and a community benefit is misleading. Utah Housing Corporation distribution of federal low income housing tax credits funding allocations end at much lower AMIs. There is no benefit to the community in terms of diversity and social equity with an 80% AMI. 80% AMI in Summit County reflects 100% Salt Lake AMI. Do we really want to facilitate Salt Lake city apartment housing density?

Similarly, open space dedication claims do not justify the multimillion dollar gift DP is requesting. DP’s predecessors have already received \$25,000,000 for open space they ‘somewhat’ facilitated.

I believe there is limited public support for facilitating faster growth. The public does not care about how long it will take DP to sell its property. Had they priced to market value I suspect Summit Research Park would have been built out long ago. If County Councilpersons want to facilitate faster residential growth they should do so explicitly and say why. If they want Summit Research Park to allow a job growth center they can simply reduce its tech requirement.

Jim Doilney

From: **Mary Christa Smith** <marychristasmith@gmail.com>
To:
Subject: Dakota Pacific proposal for 1100 residential units at Kimball Junction back for discussion at Summit County Council
Date: 25.10.2021 19:12:30 (+02:00)
Attachments: Tech Park Public Comment.docx (2 pages), ATT00002.html (1 page), Dakota Pacific comments.docx (3 pages), ATT00004.html (1 page), Tim Henney Tech Park Comments.docx (2 pages), ATT00006.html (1 page), GuestEditorial.pdf (1 page), ATT00008.html (1 page)

Dear Community Members,

The Summit County Council will further discuss the proposal for the Dakota Pacific proposal at Kimball Junction on Wednesday October 27 at 4pm.

To participate in Council meeting: [Join Zoom webinar:](#)

To listen by phone only: Dial 1-301-715-8592, Webinar ID: 772 302 472

Here is the [staff report](#).

Here is the link to the [agenda](#).

There is still time to weigh in on this important community decision to amend the development agreement from the Tech Park concept to 1100 residential units.

Attached are some public comment documents for your reference.

Kindly,
Mary Christa

Dear Summit County Planning Commission and Planning Staff,

I write this letter with a great sense of urgency. There is currently a proposal by Dakota Pacific to reopen and amend the development agreement for the Tech Park parcel at Kimball Junction. The Snyderville Basin Planning Commission is scheduled to hear public comment on this item on July 28th and is receiving public input until that date. I encourage everyone in our community who cares about potentially adding residential density through a change in the Tech Park Development Agreement to take the time to learn about the history of this land, the agreements that were put in place and what is at stake with this proposal.

In the early 2000's, the land that we know as the Tech Park was owned by the real estate arm of the LDS Church and was designated as a "village center" at the time, with intensive commercial space, a school, and over 800 individual homes in a sprawling subdivision.

County and City officials worked out a deal that would be equitable for the people of Summit County. The community's goals were:

1. Remove the residential density (reducing impacts to schools, infrastructure & traffic)
2. Preserve the open views along HWY 224
3. Create areas for public recreation
4. Allow for development of business park that would offer high paying jobs (not service jobs)

In December of 2008, the City and County together paid \$25 million to acquire the 350 acres, as well as an additional 350 acres in Round Valley. The Community used \$25 million of open space bond money to remove residential density from both the open space and the Tech Park parcels.

Summit County and Park City, with great care and consideration, created the Tech Park with the intention of removing residential density, creating high paying jobs and preserving open space. The 2020 Visioning Process makes clear that residents in both 84060 and 84098 overwhelmingly value open space and limited growth. Residents have made clear we are not in support of creating more residential entitlements, period. We are especially against the undoing of the development agreement and our \$25 million investment on this land.

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Dakota Pacific - Tech Park Proposal

Myles Rademan Comments

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Jim Doilney

From: **June Krigman** <jrkrigman@gmail.com>
mstevens@summitcounty.org <mstevens@summitcounty.org>;
rarmstrong@summitcounty.org <rarmstrong@summitcounty.org>;
To: **dclyde@summitcounty.org** <dclyde@summitcounty.org>;
cfrobinson@summitcounty.org <cfrobinson@summitcounty.org>;
gwright@summitcounty.org <gwright@summitcounty.org>
Subject: Dakota Pacific proposal
Date: 25.10.2021 08:13:22 (+02:00)

I am writing to say that I am appalled that the Dakota Pacific development proposal is even being considered.

There are no real benefits to our community. Yes, you would get more taxes but they would have to go toward more police, fire, and schools. The number of affordable units would not be worth the trade-off for the harm this development would do to the area. The only one who would truly benefit is the developer who agreed to a different plan years ago.

There are no advantages to creating a multitude of new residences and commercial enterprises. It would only lead to thousands more people living here with cars, more workers driving to Park City, creating a worse traffic and parking nightmare, and the need for even more affordable housing. The flyover that is being considered to improve traffic flow has not been approved and would take years to build with construction gridlock. The answer to the traffic situation is not just a flyover, it is to stop building these developments.

Water has become a critical issue and will only get worse with this development (along with the projects at PCMR, Deer Valley, and other developments nearby). The entire state of Utah is in jeopardy of a water shortage, which was specifically highlighted on 60 Minutes this week. Our residents aren't even supposed to water their lawns, yet you're considering this development... how does this make any sense? There are already thousands of properties that have the right to build so why add even more? It would make more sense to put a moratorium on new developments.

The planning commission studied this project thoroughly and did not recommend it. They saw how potentially devastating it would be since our community cannot handle such an increase in population and traffic. I don't understand how the members of the County Council can't see this, too. Do you really want to be responsible for making the current difficult situation worse?

To amend the agreement would totally ignore the General Plan that was created specifically to avoid such developments. You were elected to follow the guidelines and act in the best interests of our residents. Approving the Dakota Pacific development proposal would be a callous disregard of our community.

Please do not destroy this beautiful place that we all chose as our home.

Should the open space bond pass, why not put it toward purchasing the Dakota property.

Respectfully,

June Krigman

From: **June Krigman** <jrkrigman@gmail.com>
To: **countycouncil@summitcounty.org** <countycouncil@summitcounty.org>
Subject: Dakota Pacific proposal
Date: 25.10.2021 08:12:59 (+02:00)

I am writing to say that I am appalled that the Dakota Pacific development proposal is even being considered.

There are no real benefits to our community. Yes, you would get more taxes but they would have to go toward more police, fire, and schools. The number of affordable units would not be worth the trade-off for the harm this development would do to the area. The only one who would truly benefit is the developer who agreed to a different plan years ago.

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From: **Robert Phillips** <outlook_EDCD899D61660F44@outlook.com>
To: **countycouncil@summitcounty.org** <countycouncil@summitcounty.org>
Subject: Dakota Pacific proposal
Date: 25.10.2021 17:46:44 (+02:00)

I am totally opposed to this project.
Too much traffic....too much density....and NOT ENOUGH WATER.
What are you all thinking...cancel this monstrosity....vote NO.
Robert Phillips
7454 Brook Hollow Loop Road
Park City, UT 84098

Sent from [Mail](#) for Windows

From: **Kim Fry** <kimfry5416@gmail.com>
To: **mstevens@summitcounty.org** <mstevens@summitcounty.org>
Subject: Dakota Pacific proposal
Date: 25.10.2021 21:38:44 (+02:00)

Dear Ms. Stevens:

As a 29 year resident of Park City, I've seen enough unbridled growth and destruction of some of the very elements which brought many of us to this beautiful community. I am STRONGLY opposed to a project of this scope at Kimball Junction and ask you to please VOTE NO on the Dakota Pacific project which does NOT meet our community's needs!

Sincerely,
Kim Fry
2786 Annie Oakley
Park City, Utah 84060

From: **Kim Wegesser** <kim26_2@yahoo.com>
To: **countycouncil@summitcounty.org** <countycouncil@summitcounty.org>
Subject: Dakota Pacific Proposed Project
Date: 26.10.2021 03:07:56 (+02:00)

Dear County Council:

As a 29 year resident of Park City, I am STRONGLY opposed to the Dakota Pacific project proposed at Kimball Junction. Please do NOT further degrade our already over run, congested, traffic ridden, resource stressed community with a ridiculously dense project which will only exacerbate the current gridlock. Vote NO on this development!

Kim Fry
2786 Annie Oakley
Park City, Utah 84060

[Sent from Yahoo Mail on Android](#)

From: **mark markinparkcity.com** <mark@markinparkcity.com>
To: **countycouncil@summitcounty.org** <countycouncil@summitcounty.org>
Subject: Dakota Pacific Rezone at Kimball Junction - DON'T DO IT!
Date: 25.10.2021 16:12:18 (+02:00)

Dear Commissioners:

When I first heard about this rezone of the current approval for the Tech Center parcels I thought Not To Worry as the Council will not even review the application, let alone contemplate approval. But here we are, with the word on the street that you are going to do just that. I can't believe that you would even consider this proposal for all of the reasons that are so obvious: Growth, More People, More Traffic, Just Plain More. We don't need it, and once it is rezoned we will lose forever the ability to have the parcel be what the current approvals allow: High Tech Jobs for our Existing Population.

There is no reason to approve this proposal. If in 20 years nothing has changed and no new tech companies have relocated here, then maybe something could be considered at that time.

By the way, I have lived here long enough to remember when the McDonalds was built at Kimball Junction, and the County had just approved a new sign ordinance. McDonalds was the first approval under that new ordinance and they had a corporate lackey come out and do a song and dance with colorful charts and graphs and convinced the approving body that they needed the tall signs that we now see. So instead of enforcing the new sign ordinance, which every new project has complied with since, they approved what we now see under the old ordinance. So 35 years later the first thing you see when entering "Park City" are these tall McDonalds signs. YUCK!

The reason I bring this up is that decisions which may seem reasonable at the time have really long lasting consequences. DO THE RIGHT THING AND DON'T APPROVE THIS PROPOSAL.

Sincerely,

Mark Seltenrich

Mark Seltenrich, GRI,CRS
Senior Sales Associate
Berkshire Hathaway Utah
Park City, UT 84060
435-901-1561

From: **Kirsten Whetstone** <kwhetstone@summitcounty.org>
To: **Pat Putt** <pputt@summitcounty.org>; **Annette Singleton** <asingleton@summitcounty.org>
CC: **Jami Brackin** <jbrackin@summitcounty.org>; **Peter Barnes** <pbarnes@summitcounty.org>
Subject: Dakota Pacific slides for Staff Presentation Planning
Date: 27.10.2021 13:05:44 (+02:00)
Attachments: Dakota Pacific SCC Presentation Staff 10.27.21.pptx (16 pages)

Hi Pat and Annette
Here are the slides for the Work Session tonight
Jami has slides also that she will use following CDD presentation

Thanks

Kirsten

Kirsten Whetstone, MS, AICP

Summit County Community Development

P.O. Box 128

60 North Main

Coalville, UT 84017

(435)336-0157

kwhetstone@summitcounty.org



 *Please consider the environment before printing this e-mail.
We are all in this together.*

Proposal to Amend the 2008 Summit Research Park Development Agreement

Summit County Council- Work Session – October 27, 2021



Purpose of the Meeting



STAFF- BRIEF HISTORY AND CONTEXT



**COUNTY ATTORNEY – UPDATE KEY
POINTS OF DEVELOPMENT
AGREEMENT**

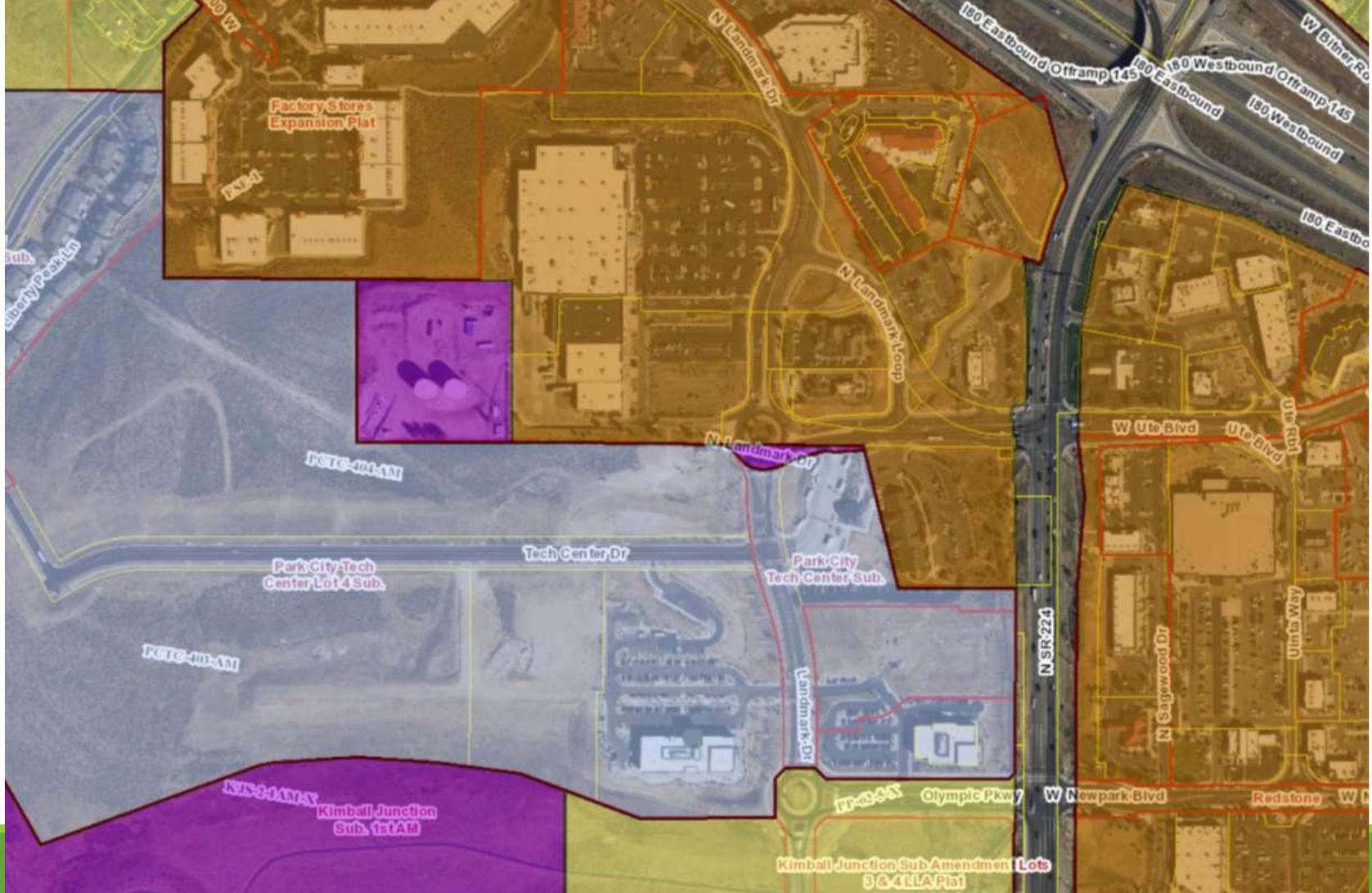


**COUNCIL – DISCUSSION OF DRAFT
DEVELOPMENT AGREEMENT AND
TIMELINE**

Background and Context

- ❖ Staff Summary of Proposal
 - ❖ Concept land plan
 - ❖ Land Use mix
 - ❖ Residential Components
 - ❖ Commercial/Office/Hotel
 - ❖ Workforce Housing
 - ❖ Connectivity/Walkability
 - ❖ Sustainability/Community Resilience
 - ❖ Civic Center Charrette
 - ❖ Kimball Junction Neighborhood Master Plan





Revised Site Plan



COUNTY PARCELS
NOT PART OF
LPRP PLAN. FOR
ILLUSTRATIVE
PURPOSE ONLY

The image is an aerial photograph of a development site with architectural overlays. A dashed white line outlines the main site boundary. A blue rectangular box highlights a specific area on the right side of the site, containing several building footprints. The text inside the box is oriented vertically and reads: 'COUNTY PARCELS NOT PART OF LPRP PLAN. FOR ILLUSTRATIVE PURPOSE ONLY'. The site plan shows various building footprints, parking lots, and landscaped areas with trees and walkways. The surrounding area includes existing buildings, parking lots, and roads.

Land Use Mix

Land Uses

205,000 sf of Office Uses (including the Skullcandy Building)

31,000 sf of Commercial/Retail Uses

120,000 sf of Hotel Uses

1,364,000 sf Residential Uses (Apartments, Townhouses, Live/work units, Condominiums)

Residential Mix

1,100 residential units to include 336 deed-restricted workforce housing

55 base units @ 30% - 50% AMI (40% AMI average

201 moderate units @ 60% AMI - with parameters.

80 attainable units @ 100%-120% AMI.

Density - Maximum of 1,720,000 gsf (inclusive of deed restricted workforce housing)

Sustainability and Amenities

- **\$300,000 contribution to under pass/pedestrian crossing of 224**
- **Bus and Transit Shelters**
- **Trails**
- **Sustainability**
 - **Public and Private EV stations**
 - **Design Elements**
 - **Carbon and Electrification Plan to achieve carbon neutrality (aligning with County goals)**
 - **Sustainable building elements**
 - **Sustainable landscaping**
 - **Inclusive Open Space**
 - **Workforce Housing units**
 - **Area traffic solution financing**
 - **Aerial transportation (future gondola) easements**

Transportation and Mobility

Construct all Mitigation Items recommended in Traffic Study

- **Close Median on Ute and lengthen EB left on Ute to SR-224**
- **Construct Skullcandy Bypass (4th leg of Olympic Blvd round about)**
- **Prohibit left turns from Tech Center Drive to Landmark**
- **Channelize eastbound traffic on Tech Center Dr to prevent left turns**
- **Add merge lane for southbound turns from Tech Center Dr**
- **Dedicate transit lanes on Landmark Drive and within project area**

And:

- **Dedicate land to create temporary access from Richins Bldg. to Landmark**
- **Bus pullouts, shelters, bike racks, as needed to support transit within project**

Transportation and Mobility

Mitigation measures requiring UDOT participation and approval:

- **Construct extended turn lane from southbound SR-224 to Ute Blvd**
- **Construct northbound through to I-80 capacity on SR-224**
- **Dedicate de minimis portions of PC Junction Property for ROW required to complete UDOT 224 projects as set forth in Exhibit A-5 in the DA.**

Transportation and Mobility

Land Uses are consistent with transportation related principles and recommendations of the Kimball Junction Neighborhood Master Plan

Parking is primarily structured or in garages and sidewalks and trails are provided throughout the neighborhood.

Connectivity through the site to adjacent transit, residential, shopping, trails, open space

Multiple connections to adjacent trails and open space are proposed to enhance the walkability of the neighborhood.

Enhanced Transportation Options depend on planning and partnerships with UDOT and the outcome of the UDOT Hwy 224 corridor study.

Traffic Study- with recommended mitigation, complies with County Code and Policies



Kimball Junction Neighborhood Master Plan

Create a **Mixed-Use** Neighborhood

Create a **People Oriented** Built Environment

Achieve a Seamlessly **Connected** Neighborhood

Create a **Walkable** Neighborhood

Provide a Variety of **Housing Choices**

Make **Visual Quality** a Top Priority

Create a Sustainable (strong, vibrant, healthy) Community for this and **future** generation

Design for Change



Draft Development Agreement – Key Terms and Conditions

1. **Density**
2. **Residential Mix**
 - Workforce Housing Mix
3. **Traffic Mitigation and Transit Improvements**
4. **Area Transportation, Traffic and Transit Financing**
5. **Community Amenities and Sustainability**
6. **Fee Waivers**
7. **Redevelopment Matching Grant**
8. **Correlation with Research Park DA**

Key Discussion Items

1. **Process for Plan Modifications**
2. **Process for Development Agreement Modifications**
3. **Phasing of the Mixed-Use Project**
4. **Phasing of Workforce Housing**
5. **Transportation, Traffic and Transit Solution Financing**
6. **Sustainability and Amenities Package**
7. **Housing Agreements/Deed Restrictions**



Timeline

October 27 – Work session - Review
Development Agreement

November 17 – Public Hearing

TBD – Discussion of public input, final
proposal and Development Agreement



Revised Site Plan



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LPRP PLAN. FOR
ILLUSTRATIVE
PURPOSE ONLY

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From: **Julie Erickson Simonds** <jesimonds@gmail.com>
rarmstrong@summitcounty.org <rarmstrong@summitcounty.org>;
cfrobinson@summitcounty.org <cfrobinson@summitcounty.org>;
To: **mstevens@summitcounty.org** <mstevens@summitcounty.org>;
gwright@summitcounty.org <gwright@summitcounty.org>;
dclyde@summitcounty.org <dclyde@summitcounty.org>
Subject: Dakota Pacific
Date: 26.10.2021 10:32:02 (+02:00)

Dear members of the Summit County Council,
We find ourselves again in the position of trying to defend the positions that were agreed upon and paid for 13 years ago regarding the Tech Park land. Because of all the other developments in the area and people deciding to move to their second-homes during Covid we have already overwhelmed our infrastructure. Please just say 'No' to Dakota Pacific's request to change the code in order to build their massive project. Hold your ground...hold OUR ground.

Thank you,
Julie E Simonds
6315 Snowview Dr.
Park City, UT 84098
(since 1996)

--

There is no way to happiness, happiness is the way. Anon

From: **Carol Murphy** <camurf@hotmail.com>
To: **countycouncil@summitcounty.org** <countycouncil@summitcounty.org>
Subject: Dakota Pacific
Date: 26.10.2021 15:41:15 (+02:00)

Please add my name to the list of so many county residents opposed to the build-out proposed by Dakota Pacific. Makes no sense to me at all to add to the overcrowding and traffic headaches at Kimball Junction. I think that present approval use was carefully considered and negotiated by a previous council. The fact that it has not "worked" (ie been profitable) for the developers is NOT a compelling reason for a major change and downgrade to the area.

Carol Murphy
Prospector Park
435-729-0941

From: **Heleena Sideris** <helsideris@gmail.com>
To: **countycouncil@summitcounty.org** <countycouncil@summitcounty.org>
Subject: Dakota Pacific
Date: 26.10.2021 14:10:55 (+02:00)

Hello County Council,

I know I have emailed before on this topic but I am taking this opportunity to restate my original sentiments, which are fairly simple: We cannot allow this development into our community and still have a community.

This is your legacy, each and every one of you have an opportunity to turn this down and protect what little sense of community we have left.

Please do not allow another heartache and eyesore on a town that is slowly losing its soul, one redevelopment decision after another.

Thank you for the consideration,
Heleena Sideris
Parkite since birth

From: **E.J. Stockley** <ejstockley@gmail.com>
publiccomments@summitcounty.org <publiccomments@summitcounty.org>;
mstevens@summitcounty.org <mstevens@summitcounty.org>;
To: **rarmstrong@summitcounty.org** <rarmstrong@summitcounty.org>;
dclyde@summitcounty.org <dclyde@summitcounty.org>;
cfrobinson@summitcounty.org <cfrobinson@summitcounty.org>;
gwright@summitcounty.org <gwright@summitcounty.org>
Subject: Dakota Pacific
Date: 26.10.2021 23:24:24 (+02:00)

Hi,

I'm a fairly new resident to Park City living here for just under three years now and am shocked by the amount of times these issues regarding rezoning/building structures in spaces that they were not designed for. I really can't comprehend how the council can in good conscious continuously think its a good idea to bend to the demands of these large developers. The resources and infrastructure of this town is already inadequate to deal with the current traffic, water needs, school needs, etc.

Please keep the land zoned for what it was originally and not for more housing that doesn't benefit anyone but the developers.

Thank you,

EJ Stockley

From: **Liz Moore** <gary-liz@msn.com>
To: **mstevens@summitcounty.org** <mstevens@summitcounty.org>
Subject: Dakota Pacific
Date: 25.10.2021 15:02:35 (+02:00)

Please don't approve this project! We need to solve our traffic and water problems here in Park City before we even think about expansion! We need to improve our school buildings before we even think about another additional school! Please vote NO on this development!

Very concerned residents of PC, Liz & Gary Moore

Sent from Gary & Liz Moore

From: **Karen Ballash** <karenballash@gmail.com>
mstevens@summitcounty.org <mstevens@summitcounty.org>;
rarmstrong@summitcounty.org <rarmstrong@summitcounty.org>;
To: **dclyde@summitcounty.org** <dclyde@summitcounty.org>;
cfrobinson@summitcounty.org <cfrobinson@summitcounty.org>;
gwright@summitcounty.org <gwright@summitcounty.org>
Subject: Dakota Pacific
Date: 25.10.2021 13:00:40 (+02:00)

Dear Council Members:

Just say NO to the Dakota Pacific Development. The intent of the original purchase of the land was to attract the tech industry, a need that will be vital if we continue to lose our snow. Park City has to protect itself if there is a downturn in our local tourist economy. We need jobs, not more traffic and people.

Water is becoming a huge issue around here. The new water treatment plant being built by Park City doesn't even begin to address the water needs of its current residents, let alone 1,000 more. And as far as traffic, there is no longer a mud season in Park City. The traffic is terrible year-round, — especially around the Kimball Junction interchange. The wildlife we cherish, and the quality of life in all of Summit County, will be impacted by these proposed developments — whether in Park City, Hennefer, or Hoytsville. It is these recreational opportunities and quality of life that brought people here in the first place. And it is what will attract tech businesses in the future.

Other than the people who will profit, who wants these developments? Certainly not the people you represent. Why are you working with The Dakota Pacific Project? It is the wrong fit. Let's work to attract a corporate project that will enhance our local economy. Just say NO to urban sprawl.

Karen and Larry Ballash
Pinebrook

From: **ANDREA L BARROS** <andyb959@aol.com>
mstevens@summitcounty.org <mstevens@summitcounty.org>;
rarmstrong@summitcounty.org <rarmstrong@summitcounty.org>;
To: **dclyde@summitcounty.org** <dclyde@summitcounty.org>;
cfrobinson@summitcounty.org <cfrobinson@summitcounty.org>;
gwright@summitcounty.org <gwright@summitcounty.org>
Subject: Dakota Pacific
Date: 25.10.2021 17:06:12 (+02:00)

Please, please do not allow Dakota Pacific to change the plans for the hi-tech center at Kimball Junction. That land was not purchased for residential apartments and it should stay that way. The planning commission agrees and so do I.

Andrea Barros
234 Golden Eagle Drive
Park City, UT 84060
435-649-3011
Andyb959@aol.com

From: **Tom Farkas** <tafarkas@yahoo.com>
To: **County Council** <countycouncil@summitcounty.org>
Subject: Dakota Pacific
Date: 25.10.2021 17:17:32 (+02:00)

Dear Summit County Council,

Please follow the recommendations of the Snyderville Basin Planning Commission and do not allow major modifications to what was originally approved. The community can not withstand that large of a development in that location.

Thank you,
Tom Farkas
Southridge

From: **Dan and Steph Obradovich** <dansteph945@gmail.com>
mstevens@summitcounty.org <mstevens@summitcounty.org>;
rarmstrong@summitcounty.org <rarmstrong@summitcounty.org>;
To: **dclyde@summitcounty.org** <dclyde@summitcounty.org>;
cfrobinson@summitcounty.org <cfrobinson@summitcounty.org>;
gwright@summitcounty.org <gwright@summitcounty.org>
Subject: Dakota Pacific
Date: 25.10.2021 20:30:26 (+02:00)

Dear Council Members,

Please add my name to the growing list of community members opposed to the Dakota Pacific project at Kimball Junction. I can't think of a worse place for over 1,000 residential units than the Kimball Junction area. It is already overwhelmed with traffic and the last thing it needs is more cars. Before any residential density is added the county and state together with UDOT need to have plan to re-do or re-work the Kimbal Junction intersections, then consider adding affordable housing for our teachers, police, firefighters and other public employees.

The 300 or so affordable housing units are not a benefit to the community when they are packaged with 800 or so additional units. I'm all for affordable housing, I supported the Highland Flats project, (with a bit less density). This project would have added much needed housing for teachers and other public workers , and much less of an impact on Kimbal Junction than the Dakota project.

As Tom Clyde pointed out there is no community benefit to modifying the approval that already exists, the jackrabbit habitat is a community benefit.

The Dakota proposal does nothing to fill the needs of our community, it will only exacerbate our current problems. Please refuse to consider any changes to the development already approved for this parcel.

Thank you for serving our community.

Dan Obradovich

From: **Jason Ledyard** <jason.ledyard@ledyard-homes.com>
To: **countycouncil@summitcounty.org** <countycouncil@summitcounty.org>
Subject: Dakota Pacific
Date: 26.10.2021 09:14:38 (+02:00)

Dear Council,

Please vote against the Dakota pacific project. We do not need more commercial development at Kimball Junction. We do not need more traffic or more people.

Sincerely,

Jason Ledyard
President
Ledyard Homes, Inc.
(o) 435.200.5404
(m) 435.640.9690
www.ledyard-homes.com

WARNING_-2109666303: The conversion of the file: Dakota Pacific_450 has failed. The file has an unknown format.

For this document no credits/pages have been deducted.

From: **Larry Rose** <lgrose1@gmail.com>
To: **mstevens@summitcounty.org** <mstevens@summitcounty.org>;
dclyde@summitcounty.org <dcllyde@summitcounty.org>;
cfrobinson@summitcounty.org <cfrobinson@summitcounty.org>;
gwright@summitcounty.org <gwright@summitcounty.org>
Subject: Dakota Pacific
Date: 26.10.2021 16:47:44 (+02:00)
Attachments:
Failed: smime.p7s (The file has an unknown format)

Ladies and Gentlemen,

I am writing to urge you to vote "No" with respect to the request by Dakota Pacific to change the permitted use of the Tech Center Development at Kimball Junction.

This is not a change that is good for Park City.

Respectfully,

Lawrence Rose
Pinebrook

From: **Larry Rose** <lgrose1@gmail.com>
To: **mstevens@summitcounty.org** <mstevens@summitcounty.org>;
dclyde@summitcounty.org <dcllyde@summitcounty.org>;
cfrobinson@summitcounty.org <cfrobinson@summitcounty.org>;
gwright@summitcounty.org <gwright@summitcounty.org>
Subject: Dakota Pacific
Date: 26.10.2021 16:47:44 (+02:00)
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I am writing to urge you to vote "No" with respect to the request by Dakota Pacific to change the permitted use of the Tech Center Development at Kimball Junction.

This is not a change that is good for Park City.

Respectfully,

Lawrence Rose
Pinebrook

From: **mike washington** <washingtonjmg@gmail.com>
To: **countycouncil@summitcounty.org** <countycouncil@summitcounty.org>
Subject: Dakota Pacific
Date: 26.10.2021 16:39:55 (+02:00)

The proposed development agreement amendments should not be approved.

There is absolutely no net benefit to our community in this proposal. Incremental tax benefits will be consumed by cost of services provided.

The traffic study was not professional and lacked solutions to the obvious problems created by the development. High Valley cannot possibly move the residents of the project even if they chose to use transit.

No traffic mitigation was proposed for the development phase.

The affordable housing proposed would likely be absorbed by the workers required for the commercial and retail elements of the project.

The design of the project was not professional. Design elements such as lack of snow storage and parking are examples of this lack of expertise.

Dakota's offer of influence with UDOT will likely go by the wayside if they receive their requested amendments.

--

Mike Washington

From: **Larry Rose** <lgrose1@gmail.com>
To: **rarmstrong@summitcounty.org** <rarmstrong@summitcounty.org>
Subject: Dakota Pacific
Date: 26.10.2021 16:44:16 (+02:00)
Attachments:
Failed: smime.p7s (The file has an unknown format)

Roger,

I know you have been outspoken with your opposition to the proposed change of use requested by Dakota Pacific at the Tech Center, but I just wanted to express my agreement with your position.

This is not a change Park City needs. Please vote no.

Larry Rose

From: **Marcie Davis** <marcie@askmarcie.com>
To: **gwright@summitcounty.org** <gwright@summitcounty.org>
Subject: Dakota Pacific
Date: 27.10.2021 10:55:03 (+02:00)

I am a very long-time resident of Park City dating back to 1999. And first came here in 1974 to ski and enjoy. Obviously things have changed dramatically during that time.

I implore you not to vote for the massive Dakota Pacific Development in the Tech Center area. This project is not consistent with the approved land use. Please do not clutter our already overflowing community. By voting yes, you will destroy the beauty of our Park City way of life and have more traffic than any of us can bear at this point in time.

Please find somewhere else for this project in Summit County that could use the expansion, jobs and housing.
Respectfully,

Marcie Davis
Associate Broker
Past President - Park City Board of Realtors 2014
RSPS, ABR, SFR, e-Pro

SUMMIT SOTHEBY'S INTERNATIONAL REALTY
The Homes, Estates & Lifestyles of Utah

545 Main Street | PO Box 3313 | Park City, UT 84060
c 435.602.9577 | o 435.649.1884 | toll free 800.641.1884 | f 435.649.4813

EXTRAORDINARY MARKETING & PERFORMANCE

The Homes, Estates & Lifestyles of Utah

marcie@askmarcie.com

view my listings at <http://parkcityhomesandcondos.com>

Download my App at app.sir.com/sirmarciedavis

A referral is "sending someone you care about to someone you trust." Let me know if I can connect you with a real estate agent I trust, anywhere you want to buy or sell real estate!

From: **Greg Libecci** <glibecci@yahoo.com>
To: **countycouncil@summitcounty.org** <countycouncil@summitcounty.org>
Subject: Dakota Pacific
Date: 27.10.2021 14:39:14 (+02:00)

Kimball Junction is already know as 'Kimball Dis-functiin' this project will not improve this image. The traffic in the area is already horrible and it makes traveling into PC an undesirable event. Ease think long and hard about who will benefit and who will suffer.

Thanks
Gregory Libecci
4203 Sunrise Dr.
Park City 84098

[Sent from Yahoo Mail on Android](#)

From: **Marcie Davis** <marcie@askmarcie.com>
To: **mstevens@summitcounty.org** <mstevens@summitcounty.org>
Subject: Dakota Pacific
Date: 27.10.2021 10:53:40 (+02:00)

I am a very long-time resident of Park City dating back to 1999. And first came here in 1974 to ski and enjoy. Obviously things have changed dramatically during that time.

I implore you not to vote for the massive Dakota Pacific Development in the Tech Center area. This project is not consistent with the approved land use. Please do not clutter our already overflowing community. By voting yes, you will destroy the beauty of our Park City way of life and have more traffic than any of us can bear at this point in time.

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Marcie Davis
Associate Broker
Past President - Park City Board of Realtors 2014
RSPS, ABR, SFR, e-Pro

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marcie@askmarcie.com

view my listings at <http://parkcityhomesandcondos.com>

Download my App at app.sir.com/sirmarciedavis

A referral is "sending someone you care about to someone you trust." Let me know if I can connect you with a real estate agent I trust, anywhere you want to buy or sell real estate!

From: **Marcie Davis** <marcie@askmarcie.com>
To: **cfrobinson@summitcounty.org** <cfrobinson@summitcounty.org>
Subject: Dakota Pacific
Date: 27.10.2021 10:54:46 (+02:00)

I am a very long-time resident of Park City dating back to 1999. And first came here in 1974 to ski and enjoy. Obviously things have changed dramatically during that time.

I implore you not to vote for the massive Dakota Pacific Development in the Tech Center area. This project is not consistent with the approved land use. Please do not clutter our already overflowing community. By voting yes, you will destroy the beauty of our Park City way of life and have more traffic than any of us can bear at this point in time.

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Respectfully,

Marcie Davis
Associate Broker
Past President - Park City Board of Realtors 2014
RSPS, ABR, SFR, e-Pro

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marcie@askmarcie.com

view my listings at <http://parkcityhomesandcondos.com>

Download my App at app.sir.com/sirmarciedavis

A referral is "sending someone you care about to someone you trust." Let me know if I can connect you with a real estate agent I trust, anywhere you want to buy or sell real estate!

From: **Tina Quayle** <quayle.t@gmail.com>
To: **dclyde@summitcounty.org** <dclyde@summitcounty.org>
mstevens@summitcounty.org <mstevens@summitcounty.org>;
CC: **rarmstrong@summitcounty.org** <rarmstrong@summitcounty.org>; **Chris Robinson** <cfrobinson@summitcounty.org>; **gwright@summitcounty.org** <gwright@summitcounty.org>
Subject: Dakota Pacific
Date: 27.10.2021 11:35:24 (+02:00)

Hello Doug,

I first met you and worked with you in 1980 for the Badami family. I have followed your career in both Park City and in Summit County and am shocked that you support this project.

I have owned a home in Hidden Cove since 1991. Let me tell you what it is like to live down the road from Kimball Junction. It is not uncommon for the traffic to be backed up to the Jeremy Ranch exit. I have to leave my house at 7:15am to battle the traffic to get to the ski resort in time to start skiing by 9am. Riding the bus at the Library is difficult as there are not enough parking spots. Riding the bus from Ecker is not realistic as there is no direct bus route to the ski resorts. My neighbors and I take turns carpooling to the resorts. I no longer drive into town unless I absolutely have to. Getting in and out of town is absurd. Enough is enough.

From where I live I can see the pollution sitting over Kimball Junction and Swaner Nature Preserve. Do you really want to add to that? I was the Executive Director for Swaner for 2 years and worked with the Swaner family and Jim Doilney to preserve the land behind Kimball. We were thrilled when we heard of the land use across the way that passed in 2018. Do you really want to have your hand in ruining our entry way even more with this debacle of a proposal? Look what Jackson Hole's entry looks like now. It is ruined.

Where will the water come from? My aspens are dying and I cannot water them with water that I own with my property. The drought has stressed the trees so much that they are now falling over as their roots cannot sustain them to stay rooted in the ground. I am already asked to reduce water usage. What magic wand do you have for more water?

I could go on and on but I am sure you have enough responses on this project as it is. You have had your hand in many developments along the way. If this passes, is this really how you want to be remembered?

Tina Quayle
435.640.8001

From: **Marcie Davis** <marcie@askmarcie.com>
To: **dclyde@summitcounty.org** <dclyde@summitcounty.org>
Subject: Dakota Pacific
Date: 27.10.2021 10:54:27 (+02:00)

I am a very long-time resident of Park City dating back to 1999. And first came here in 1974 to ski and enjoy. Obviously things have changed dramatically during that time.

I implore you not to vote for the massive Dakota Pacific Development in the Tech Center area. This project is not consistent with the approved land use. Please do not clutter our already overflowing community. By voting yes, you will destroy the beauty of our Park City way of life and have more traffic than any of us can bear at this point in time.

Please find somewhere else for this project in Summit County that could use the expansion, jobs and housing.

Respectfully,

Marcie Davis
Associate Broker
Past President - Park City Board of Realtors 2014
RSPS, ABR, SFR, e-Pro

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The Homes, Estates & Lifestyles of Utah

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c 435.602.9577 | o 435.649.1884 | toll free 800.641.1884 | f 435.649.4813

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The Homes, Estates & Lifestyles of Utah

marcie@askmarcie.com

view my listings at <http://parkcityhomesandcondos.com>

Download my App at app.sir.com/sirmarciedavis

A referral is "sending someone you care about to someone you trust." Let me know if I can connect you with a real estate agent I trust, anywhere you want to buy or sell real estate!

From: **Marcie Davis** <marcie@askmarcie.com>
To: **rarmstrong@summitcounty.org** <rarmstrong@summitcounty.org>
Subject: Dakota Pacific
Date: 27.10.2021 10:54:10 (+02:00)

Roger,

I am a very long-time resident of Park City dating back to 1999. And first came here in 1974 to ski and enjoy. Obviously things have changed dramatically during that time.

I implore you not to vote for the massive Dakota Pacific Development in the Tech Center area. This project is not consistent with the approved land use. Please do not clutter our already overflowing community. By voting yes, you will destroy the beauty of our Park City way of life and have more traffic than any of us can bear at this point in time.

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From: **Erin Ruzek** <erinruzek@me.com>
To: **countycouncil@summitcounty.org** <countycouncil@summitcounty.org>
Subject: Dakota Pacific/Tech Center
Date: 30.09.2021 10:18:06 (+02:00)

Hello Council,

I'm a Summit County resident, reaching out to each of you, in regards, to the Dakota Pacific development at the Tech Center.

I'm extremely concerned by this development, the amount of residential volume to an already overwhelmed area.

As you all are aware; we have unresolved traffic issues with the existing developments, drought/environmental issues (that will not be improving) & the Tech Center was what this area was approved for, not more housing that will put 3000 more people in an area already overwhelmed.

I'm a multi generational Utah local who, for over 10 years, has expressed extreme HWY 224 safety concerns for pedestrians. This HWY has not improved pedestrian safety one bit and if anything is more dangerous due to the population growth. It's unacceptable to approve more development, create more traffic issues, when we haven't fixed the issues we have been facing for years!

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I echo what Tom Clyde said in his Park Record column: Jack Rabbit Habitat

" These big developments can operate under their existing approvals. There's no community benefit to modifying them to grant more density, build more congestion or reduce parking. The jackrabbit habitat at the Tech Center is a real community benefit. It's not our fault there isn't a market for office space. Maybe part of the solution for the workforce housing issues is to shrink the workforce. Businesses can figure out how to provide an acceptable level of service with fewer people. We can all dial back our expectations a few notches, recognizing that waiting longer for dinner ripples through the system in terms of less traffic, less demand for subsidized housing and so on. Rather than comparing the existing approvals to the proposed modifications, we ought to be comparing the existing approvals with the vacant lots. There isn't a bus stop fancy enough to offset the negative impacts of adding 3,000 people at Kimball Junction. If the property owners want to build what is approved, that's their right. There's just no good reason to modify the approvals to encourage building more. Don't give an inch."

Please provide me an update on this project and recognize this letter as an extremely concerned resident when voting for the Dakota Pacific development and any future developments that do not fit the approved parameters when purchased! Money isn't everything!

Kindly,
Erin Ruzek

Sent from my iPhone

From: **Erin Ruzek** <erinruzek@icloud.com>
To: **rarmstrong@summitcounty.org** <rarmstrong@summitcounty.org>
Subject: Dakota Pacific/Tech Center
Date: 12.10.2021 07:32:36 (+02:00)

I sent this email to the "email the county council" link on www.summit county.org. But, haven't received a response from any council member. So, I figured I should send my email to each council member individually.

Hello Council,

I'm a Summit County resident, reaching out to each of you, in regards, to the Dakota Pacific development at the Tech Center.

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Kindly,

Erin Ruzek

Sent from my iPhone

From: **Erin Ruzek** <erinruzek@icloud.com>
To: **mstevens@summitcounty.org** <mstevens@summitcounty.org>
Subject: Dakota Pacific/Tech Center
Date: 12.10.2021 07:31:52 (+02:00)

I sent this email to the "email the county council" link on www.summitcounty.org. But, haven't received a response from any council member. So, I figured I should send my email to each council member individually.

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Kindly,

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Sent from my iPhone

From: **Erin Ruzek** <erinruzek@icloud.com>
To: **dclyde@summitcounty.org** <dclyde@summitcounty.org>
Subject: Dakota Pacific/Tech Center
Date: 12.10.2021 07:33:07 (+02:00)

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Erin Ruzek

Sent from my iPhone

From: **Erin Ruzek** <erinruzek@icloud.com>
To: **gwright@summitcounty.org** <gwright@summitcounty.org>
Subject: Dakota Pacific/Tech Center
Date: 12.10.2021 07:34:34 (+02:00)

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Erin Ruzek

Sent from my iPhone

From: **Erin Ruzek** <erinruzek@icloud.com>
To: **cfrobinson@summitcounty.org** <cfrobinson@summitcounty.org>
Subject: Dakota Pacific/Tech Center
Date: 12.10.2021 07:33:41 (+02:00)

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Kindly,

Erin Ruzek

Sent from my iPhone

From: **Charles Cunningham** <cwcunning@gmail.com>
To: **countycouncil@summitcounty.org** <countycouncil@summitcounty.org>
Subject: Dakota Pipeline proposal -- NO!!!!!!!
Date: 26.10.2021 19:36:27 (+02:00)

Hello, Council Members — My wife and I are strongly opposed to the Dakota Pacific proposal. The impact on traffic, schools, and infrastructure will be dramatic. The Kimball Junction intersections are already overloaded, our schools are near or at capacity, and the impact on our water supply will be significant. This is the wrong idea and the wrong time!

Charles and Gretchen Cunningham

Snyderville Basin

From: **Ruzek, Michael** <Michael.Ruzek@MSGraystone.com>
To: **gwright@summitcounty.org** <gwright@summitcounty.org>
Subject: Dakota Project
Date: 26.10.2021 15:16:13 (+02:00)

Glenn,

I understand that you have a council meeting on Wednesday and the Dakota Pacific project may be on the docket for conversation. I couldn't agree more with Tom Clyde's opinion piece in the Record a few months ago in that we don't owe anyone zoning adjustments. I understand that land that was zoned and entitled at some point in the past has to be honored, but it sound to me that this is not a zone/entitle as it was situation.

Interestingly, it is my understanding that the property was originally donated to the LDS church to be open space by the Buehner family; over the years it somehow morphed out of open space and was ultimately sold to Boyer, and now Dakota Pacific. On one hand, I understand the need for affordable housing in the area, I hope my kids could move back here at some point if they so choose. On the other hand, I started thinking about the density of the residential development at 1100 units and the negative impact that would have on the area. Being the nerd that I am, I counted fewer homes on the left side of 224 as you drive all the way to Quarry Mountain. Yes, I actually got on Zillow and counted homes, this is the kind of stuff that I do for fun before I go to bed.

Kimball is known to be a failed interchange and by slamming this much additional density on that property I believe we will be making a grave mistake. I don't think that the Summit County Council has an obligation to help a developer make a project work by adjusting zoning and character of a property.

Thank you,
Mike

Michael A. Ruzek CFP® CIMA®
Senior Vice President

Institutional Consultant | Park City Branch Manager | Workplace Advisor- Equity Compensation
National Strategic Partner | Investing with Impact Director | Portfolio Management Director
Insurance Planning Director | Alternative Investments Director | Lending Specialist

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To view Morgan Stanley's Client Relationship Summary and other important disclosures about our accounts and services, please visit www.morganstanley.com/disclosures/account-disclosures

From: **Ruzek, Michael** <Michael.Ruzek@MSGraystone.com>
To: **dcllyde@summitcounty.org** <dcllyde@summitcounty.org>
Subject: Dakota Project
Date: 26.10.2021 15:18:17 (+02:00)

Doug,

I understand that you have a council meeting on Wednesday and the Dakota Pacific project may be on the docket (got an email from Sally). I couldn't agree more with Tom Clyde's opinion piece in the Record a few months ago in that we don't owe anyone zoning adjustments. I understand that land that was zoned and entitled at some point in the past has to be honored, but it sound to me that this is not a zone/entitle as it was situation.

Interestingly, it is my understanding that the property was originally donated to the LDS church to be open space by the Buehner family; over the years it somehow morphed out of open space and was ultimately sold to Boyer, and now Dakota Pacific. On one hand, I understand the need for affordable housing in the area, I hope my kids could move back here at some point if they so choose. On the other hand, I started thinking about the density of the residential development at 1100 units and the negative impact that would have on the area. Being the nerd that I am, I counted fewer homes on the left side of 224 as you drive all the way to Quarry Mountain. Yes, I actually got on Zillow and counted homes, this is the kind of stuff that I do for fun before I go to bed.

Kimball is known to be a failed interchange and by slamming this much additional density on that property I believe we will be making a grave mistake. I don't think that the Summit County Council has an obligation to help a developer make a project work by adjusting zoning and character of a property.

On a side note, I heard that there is talk of dropping the speed limit from Kimball into town to 45 MPH, it would be great if that was news and not rumor, fingers crossed. I talked to Alfred about that years ago and he ran me through the bureaucracy that was involved and it sounded like if anything, going down that road (no pun intended) could potentially increase the speed limit based on how the study is conducted.

Thank you for your service to our community Doug.

Thank you,
Mike

Michael A. Ruzek CFP® CIMA®
Senior Vice President

Institutional Consultant | Park City Branch Manager | Workplace Advisor- Equity Compensation
National Strategic Partner | Investing with Impact Director | Portfolio Management Director
Insurance Planning Director | Alternative Investments Director | Lending Specialist

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To view Morgan Stanley's Client Relationship Summary and other important disclosures about our accounts and services, please visit www.morganstanley.com/disclosures/account-disclosures

From: **Clay Stuard** <claystuard@gmail.com>
To: **countycouncil@summitcounty.org** <countycouncil@summitcounty.org>
Subject: Deny Dakota Pacific Application
Date: 25.10.2021 18:51:13 (+02:00)

County Council Members,

Please exercise your authority to deny Dakota Pacific's application for a discretionary change in land use from non-residential uses to primarily residential use. The proposed 1,100 residential units will make existing traffic issues at Kimball Junction EXPONENTIALLY worse FOREVER regardless of any future UDOT highway 224 improvements.

I'm about to vote in favor of \$79m of bonds to finance a portion of \$130m of school facilities needed to accommodate the EXISTING student population. I don't want to see the school Master Plan trampled by the addition of several hundred more students generated by the Dakota Pacific application.

Summit County will never build its way out of the "affordability" problem...and if it attempts to do so, the quality of life will decline for everyone.

Just say NO to this change in land use.

Clay Stuard

From: **Clay Smith** <rsmith62000@yahoo.com>
mstevens@summitcounty.org <mstevens@summitcounty.org>;
rarmstrong@summitcounty.org <rarmstrong@summitcounty.org>;
To: **dclyde@summitcounty.org** <dclyde@summitcounty.org>;
cfrobinson@summitcounty.org <cfrobinson@summitcounty.org>;
gwright@summitcounty.org <gwright@summitcounty.org>;
countycouncil@summitcounty.org <countycouncil@summitcounty.org>
Subject: DISAPPROVAL of the proposed Dakota Pacific Development
Date: 25.10.2021 15:59:25 (+02:00)

OUR county representatives

As Summit County residents and voters, my wife Dara and I implore you to stop the proposed Dakota Pacific Development at Kimball Junction. We are not in favor of this proposed development and will seek alternate representation in the next county council elections if it is allowed to proceed.

Clay Smith
512-656-8721

From: **Jeri Brooke** <jeribrooke@gmail.com>
mstevens@summitcounty.org <mstevens@summitcounty.org>;
rarmstrong@summitcounty.org <rarmstrong@summitcounty.org>;
To: **dclyde@summitcounty.org** <dclyde@summitcounty.org>;
cfrobinson@summitcounty.org <cfrobinson@summitcounty.org>;
gwright@summitcounty.org <gwright@summitcounty.org>
Subject: Do Not Approve a Zoning change to allow the Dakota Pacific Development to Proceed!
Date: 24.10.2021 18:14:40 (+02:00)

This project is not consistent with the approved land use for this 50 acre property and approval for a change in the land use should not be granted.

This project proposes to build an entirely new neighborhood on a 50 acre multiple plots area with nearly 2 million square feet in nearly 30 discrete buildings that includes 1100 residences with rentals, 330 lower priced work force housing, town houses for sale, and overnight rentals. Also included is room for retail space like a new hotel, supermarket, and other businesses. This could mean 3000 new residents and maybe 4000 vehicles. This project has the potential to disrupt and change our way of life here in the Park City area like no other project. The project is not in the best interest of Park City and Summit County residents.

1. This is not a work force driven project, it's a major neighborhood. Only 330 work force units out of 1100 and most of the 2M sq ft includes hotels and supermarkets that far outweighs the work force units
2. This project will create major traffic problems throughout Kimball Junction. Adding 3000 residents and 4000 vehicles is too much for an already overloaded area.
3. The traffic mitigation plan is not aligned with the development phase dates. The flyover will cost at least \$130M and will take 7 years if it gets approved and built on schedule which never happens when the government is controlling the project
4. Workforce housing will not be affordable for the bottom earning workers and we don't have any estimates yet because we don't have updated AMI numbers yet.
5. Where is the water going to come from for this and other development projects? We are in a drought and we will have to supply water to more than 3000 new residents?
6. The new load of residents in the Kimball junction will crush the local infrastructure and the only solution to that is build more? Insanity.
7. Its not the County Councils responsibility to provide work force housing for the businesses in Park City. The businesses should provide more compensation and build housing in Kamas or rural areas of Summit County. The commute is not the real issue, it's the pay the businesses pay workers. If they can't afford it then they should be in some other business. Also provide bus transportation for commutes paid for by the businesses.

I need to go through Kimball Junction frequently and find traffic already intolerable, this development will only add to the frustrations of Summit County residents.

Again, I implore you to not approve a zoning change to allow this development to proceed!

Sincerely,

Jeri Brooke
jeribrooke@gmail.com

From: **Ulrik Binzer** <binzer@fairplaycap.com>
cfrobinson@summitcounty.org <cfrobinson@summitcounty.org>;
dclyde@summitcounty.org <dcllyde@summitcounty.org>;
To: **gwright@summitcounty.org** <gwright@summitcounty.org>;
mstevens@summitcounty.org <mstevens@summitcounty.org>;
publiccomments@summitcounty.org <publiccomments@summitcounty.org>;
rarmstrong@summitcounty.org <rarmstrong@summitcounty.org>
Subject: Do NOT approve the Dakota Pacific redevelopment application
Date: 24.10.2021 19:28:13 (+02:00)

Dear County Council Member,

My name is Ulrik Binzer and I am resident of the Silver Springs neighborhood near Kimball Junction in Park City. I am writing you to urge you to DECLINE the application for the rezoning and development of the Dakota Pacific project at the park City Tech Center.

Specifically, this project, as proposed, will completely destroy the small town feeling of Park City and lead to a severe increase in traffic on 224 which is already completely backed up during the entire ski season and on most weekends during the summer. The proposed plan does NOT provide a realistic plan or adequate funding to mitigate this impact, and as such there is literally no benefit to existing homeowners (your voters) from approving the pending rezoning and development application. Please do the right thing for our community (your voters) and simply say no to this ill conceived plan.

Best regards,

Ulrik Binzer

--

Ulrik Binzer

Founder and Managing Partner

 profile

P (415) 715-9280 **M** (857) 928-0955
F (303) 200-8502 **E** binzer@fairplaycap.com



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From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Annette Singleton** <asingleton@summitcounty.org>
Subject: FW: Against Summit Research Park Development Re-Zone
Date: 26.10.2021 15:48:29 (+02:00)

For the record. Thanks!

From: Kathy Apostolakos <kathy.apostolakos@live.com>
Date: Monday, October 25, 2021 at 2:29 PM
To: Roger Armstrong <rarmstrong@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>, Malena Stevens <mstevens@summitcounty.org>, Glenn Wright <gwright@summitcounty.org>, Douglas Clyde <dcl Clyde@summitcounty.org>
Cc: Kathy Apostolakos <kathy.apostolakos@live.com>
Subject: Against Summit Research Park Development Re-Zone

Dear Summit County Council Members,

Apparently, the lack of community outrage regarding the above monstrous project re-zone request, has been taken by the council as agreement rather than lack of knowledge by your citizenry during these trying times of the pandemic etc.

When we know better, hopefully, we do better.

Many of us are awake now and are only beginning the process to let you know, as summit county citizens, our disagreement to this zone change & ready to itemize for you the many specific reasons why.

However, the purpose of this particular email is to go on record, prior to the Summit County Commission meeting Oct. 27th, 4pm work session agenda item, my adamant opposition! Better start keeping count, because I know you have now been contacted by many and there are many more to come.

Thank you for your service and for your open ears & minds as you hear from us.

Best wishes,
Kathy Apostolakos
Full-time Summit County resident since 1997

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Annette Singleton** <asingleton@summitcounty.org>
Subject: FW: Against Summit Research Park Development Re-Zone
Date: 26.10.2021 15:08:14 (+02:00)

For the record. Thanks!

From: Arthur Apostolakos <arthur.apostolakos@gmail.com>
Date: Tuesday, October 26, 2021 at 8:23 AM
To: Roger Armstrong <rarmstrong@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>, Malena Stevens <mstevens@summitcounty.org>, Glenn Wright <gwright@summitcounty.org>, Douglas Clyde <dclde@summitcounty.org>
Subject: Fwd: Against Summit Research Park Development Re-Zone

Dear Summit County Council Members,

I wish to go on record prior to the Summit County Commission meeting Oct. 27th, 4pm work session, that I am adamant opposed to the Summit Research Park Devopment Re-Zoning. The reasons are many and you should already be aware of this rampent growth can not be sustained.

Best wishes,
Arthur Apostolakos
Full-time Summit County resident since 1997, and a part time resident since 1984

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Annette Singleton** <asingleton@summitcounty.org>
Subject: FW: Dakota Pacific Development Opposition
Date: 26.10.2021 16:14:43 (+02:00)

For the record. Thanks!

From: Kate Weinberg <jonkate.weinberg@gmail.com>
Date: Sunday, October 24, 2021 at 4:56 PM
To: Malena Stevens <mstevens@summitcounty.org>, Roger Armstrong <rarmstrong@summitcounty.org>, Douglas Clyde <dcllyde@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>
Subject: Dakota Pacific Development Opposition

Dear County Council Members,

I'm writing to express my disapproval of the proposed Dakota Pacific development. Thank gosh it got brought up on a forum or i would never have known about this abhorrent change of use proposal, just like lots of developments have gotten stealthily approved without many knowing. Thats how Kimball Junction has slowly started to become what it has become and why we now sit in traffic for way longer than we should- because many citizens like myself, have no knowledge of these disgusting developments that slowly erode everything that Park City is and was.

Not anymore, I'm calling an end to it. Enough is enough. Again and again and again, these developers, under the guise of "Affordable Housing" really bring in mass chaos relative to the few "affordable housing units they bring in.

Here are few of the reasons I oppose the change of use proposed by Dakota Pacific:

1. This is not a work force driven project, it's a major neighborhood. Only 330 work force units out of 1100 and most of the 2M sq ft includes hotels and supermarkets that far outweighs the work force units
2. This project will create major traffic problems throughout Kimball Junction. Adding 3000 residents and 4000 vehicles is too much for an already overloaded area. Surely you have sat at the KJ lights gridlock? How do you think thats going to look with 4000 more vehicles? Do the math. You think thats fair to our workers and our youth who are trying to get to their after school activities, never mind visitors and normal citizens alike? Why are trying to aspire to be like Lehi? I don't understand. We have the privilege of being a place where everyone wants to come visit, work and play - why are we sabotaging that and not protecting that with everything in our power? Why are we destroying the exact thing that makes us so special?
3. The traffic mitigation plan is not aligned with the development phase dates. The flyover will cost at least \$130M and will take 7 years if it gets approved and built on schedule which never happens when the government is controlling the project
4. Workforce housing will not be affordable for the bottom earning workers and we don't have any estimates yet because we don't have updated AMI numbers yet.
5. Where is the water going to come from for this and other development projects? We are in a drought and we will have to supply water to more than 3000 new residents?
6. The new load of residents in the Kimball junction will implode the local infrastructure and the only solution to that is build more?
7. Its not the County Councils responsibility to provide work force housing for the businesses in Park City. The businesses should provide more compensation and build housing in Kamas or rural areas of Summit County. The commute is not the real issue, it's the pay the businesses pay workers. If they can't afford it then they should be in some other business. Also provide bus transportation for commutes paid for by the businesses.
8. The motive for the Country Council to approve this is unknown, they have not demonstrated any benefit to the residents of the greater Park City area. They may be influenced by powerful forces outside Park City in Salt Lake or the state of Utah.

sincerely,
kate weinberg
Highland Estates Resident

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Annette Singleton** <asingleton@summitcounty.org>
Subject: FW: Dakota Pacific Development
Date: 26.10.2021 16:21:38 (+02:00)

From: dkizer21@gmail.com <dkizer21@gmail.com>
Date: Friday, October 22, 2021 at 11:08 AM
To: dkizer21@gmail.com <dkizer21@gmail.com>
Subject: Dakota Pacific Development

Hello Council Member,

I am a constituent and am writing to urge you to listen to the recommendation from the planning commission and not approve the Dakota Pacific proposal. I agree with the planning commission's stance that the project does not provide enough public benefit to counteract the increased traffic and impact to the community. The far flung proposals (gondola, flyover interchange, etc) that Dakota Pacific has proposed are an attempt to flash a shiny object to distract from the blatant issues in their proposal and are in no way satisfactory to resolve these issues. The continued updates to the proposal from Dakota Pacific still leaving far short of the needed public benefit for the substantial rezoning and density they are looking for. As a community we must demand better.

Best,

David Kizer
8679 Saddleback Cir
Park City, UT 84098
435-901-0521

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Annette Singleton** <asingleton@summitcounty.org>
Subject: FW: Dakota Pacific Development
Date: 26.10.2021 15:53:06 (+02:00)

For the record. Thanks!

From: Maureen Murtaugh <maureen.murtaugh@gmail.com>
Date: Monday, October 25, 2021 at 11:48 AM
To: Malena Stevens <mstevens@summitcounty.org>
Subject: Dakota Pacific Development



11:45 AM

Maureen Murtaugh <maureen.murtaugh@gmail.com>

to publiccomments

Dear Malena,

I am writing to express my concerns about the proposed Dakota Pacific Development. I have been a Summit County resident for just shy of 19 years. Traffic in and around the Kimball junction area is increasingly an issue. Adding a project with density is certainly going to increase the traffic issues.

Is the traffic mitigation plan funded and when will it be completed? I urge you not to approve the project until traffic abatement is completed. Furthermore, I have concerns about a fly-over which will freeze more quickly than surface roads. We have many drivers who visit and are not familiar with the hazards of winter driving.

Please preserve the livability and visitability of Park City. Creating traffic gridlock is not how to do it.

Maureen Murtaugh
Deer Lake Village

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Annette Singleton** <asingleton@summitcounty.org>
Subject: FW: Dakota Pacific Planned Community - Please vote NO
Date: 26.10.2021 16:15:51 (+02:00)

From: Polly Ivers <polly_ivers@yahoo.com>
Date: Sunday, October 24, 2021 at 4:20 PM
To: Douglas Clyde <dclayde@summitcounty.org>, Malena Stevens <mstevens@summitcounty.org>, Roger Armstrong <ramstrong@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>, Glenn Wright <gwright@summitcounty.org>
Subject: Dakota Pacific Planned Community - Please vote NO

Council Members, as a long time community member, I have great concerns in regards to this project. The development will have a significant negative impact on the environment, climate, wildlife, existing drought, air quality, and traffic congestion.

What about Policy 2.3? This is not an existing entitlement.

Too much development has been approved already (i.e. Canyons, Junction), and we are seeing the cumulative negative impacts everyday.

As you are community representatives, I implore you to NOT approve this project.

Respectfully, Polly Ivers

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Annette Singleton** <asingleton@summitcounty.org>
Subject: FW: Dakota pacific planned community
Date: 26.10.2021 16:16:32 (+02:00)

From: sunny pater <sunny.pater81@gmail.com>
Date: Sunday, October 24, 2021 at 4:03 PM
To: Malena Stevens <mstevens@summitcounty.org>
Subject: Dakota pacific planned community

Just emailing to voice that I AM NOT in support of this plan for a whole host of reasons. PLEASE do not move forward with this please.

Sent from my iPhone

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Annette Singleton** <asingleton@summitcounty.org>
Subject: FW: Dakota Pacific Planned Community In Kimball Junction
Date: 26.10.2021 16:10:47 (+02:00)

For the record. Thanks!

From: Alev Wilk <alevaiw@gmail.com>
Date: Monday, October 25, 2021 at 7:42 AM
To: Malena Stevens <mstevens@summitcounty.org>
Cc: Roger Armstrong <rmstrong@summitcounty.org>, Douglas Clyde <dclayde@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>, Glenn Wright <gwright@summitcounty.org>
Subject: Dakota Pacific Planned Community In Kimball Junction

Dear Council Members,

Thank you for allowing me to express my concerns over this development. I live on Bitner Road and already experience high-density traffic problems in Kimball junction and surrounding areas. I have further detailed my concerns below.

This does not appear to be a work force driven project. It's more accurately a major neighborhood development with retail use. Only 330 work force units out of 1100 are proposed and most of the 2 million square feet includes hotels and supermarkets that far outweighs the benefits of work house units. Therefore, it's benefits to the workforce community appears minimal compared to the extraordinary increase in traffic, draining of water resources and overburdening of the existing school system with potentially 2000 additional students.

This project will create major traffic problems throughout Kimball Junction. Adding 3000 residents and 4000 vehicles is too much for an already overloaded area. Furthermore, the traffic mitigation plan is not aligned with the development phase dates. The flyover will cost at least 130M and will take 7 years if it gets approved and built on schedule. Historically, this never happens when the government is controlling the project.

Furthermore, workforce housing will not be affordable for the bottom-earning workers and we don't have any estimates yet because we don't have updated AMI numbers at this time. In addition, where is the water going to come from for this and other development projects? We are in a drought and we will have to supply water to more than 3000 new residents.

Finally, the motive for the County Council to approve this development is not clear because the council has not clearly demonstrated sustainable benefits to the residents of the greater Park City area. My concern is that the council is influenced by powerful forces outside Park City, in Salt Lake or the state of Utah and therefore, do not have the interests of Park City residents and communities.

Thank you, Alev Wilk

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Annette Singleton** <asingleton@summitcounty.org>
Subject: FW: Dakota Pacific Planned Community
Date: 26.10.2021 15:48:46 (+02:00)

For the record. Thanks!

From: Pauline <dpbrown1948@comcast.net>
Date: Monday, October 25, 2021 at 1:33 PM
To: Malena Stevens <mstevens@summitcounty.org>, Roger Armstrong <rarmstrong@summitcounty.org>, Douglas Clyde <dclde@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>, Glenn Wright <gwright@summitcounty.org>
Subject: Dakota Pacific Planned Community

I am writing to express my strong opposition to the proposed Dakota Pacific Planned Community.

From my work location at Kimball Junction, I have a clear view of the traffic on Highway 224 and Olympic Parkway. The bumper to bumper traffic that occurs there is already unacceptable. It is my understanding that while traffic mitigation is addressed in the proposal, there is no funding for it and it is not on any future planned construction list with UDOT. I have not seen any benefit to the community from this project except, perhaps, workforce housing which could and should be addressed independent of the Dakota Pacific Planned Community.

The issue of water is an enormous concern. Where will the water come from to support such a large, high density housing and retail project? Then there's infrastructure, law enforcement, classroom size, medical services for the increased population. Have you addressed any of this?

Kimball Junction is the entry corridor to Park City, a beautiful resort community. It is Park City's first impression. This large project and the traffic associated with it will make it look less like one.

You were elected to work in the best interest of the people of Summit County. This proposed project is not. I urge you to vote against the Dakota Pacific Planned Community.

Thank you,

Pauline Brown

Sent from [Mail](#) for Windows

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Annette Singleton** <asingleton@summitcounty.org>
Subject: FW: Dakota Pacific planned community
Date: 26.10.2021 16:10:16 (+02:00)

For the record. Thanks!

From: Kathy Higginson <kathy.ann.h@comcast.net>
Date: Sunday, October 24, 2021 at 8:46 PM
To: Malena Stevens <mstevens@summitcounty.org>
Subject: Dakota Pacific planned community

The Dakota Pacific community must not be allowed to be built. It's a ridiculous way to build under the guise of adding a few affordable housing units. The community absolutely cannot handle the added stress of the additional traffic and the added burden on our water supply. Additional schools will be needed. Those of us who have lived here for many years cannot afford the additional taxes to pay for all the ramifications of the unbridled growth. The community that voted you into office is against this proposed fiasco. You were voted into office to be our voice. Please vote "no" on this project.

Don and Kathy Higginson
Sent from my iPad

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Annette Singleton** <asingleton@summitcounty.org>
Subject: FW: Dakota Pacific planned community
Date: 26.10.2021 15:52:40 (+02:00)

For the record. Thanks!

From: Don <donb1482@comcast.net>
Date: Monday, October 25, 2021 at 11:58 AM
To: Malena Stevens <mstevens@summitcounty.org>, Roger Armstrong <rarmstrong@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>, Glenn Wright <gwright@summitcounty.org>, Douglas Clyde <dclyde@summitcounty.org>
Subject: Dakota Pacific planned community

I am writing to express my opposition to the planned community at the Tech center property. I am a 26 year resident of the Snyderville Basin. During that time the greater Park City area roads, trails, and recreations facilities have become increasingly congested and over crowded. The wonderful quality of life bleeds a little more each year. The proposed development at the junction will only add to the problems that already impact us today.

As an aside the oft stated argument that the new residents are going to ride the bus or bike to work is specious one. They will use alternate transportation in the same percentage as current residents. Those percentages are very low. They will get in their cars just like everyone else.

Please do not approve the is development. Be part of the solution not part of the problem.

Thank you,
Don Brown

Sent from [Mail](#) for Windows

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Annette Singleton** <asingleton@summitcounty.org>
Subject: FW: Dakota Pacific Planned community
Date: 26.10.2021 16:17:03 (+02:00)

From: Paula Larson <larsonpaula3@gmail.com>
Date: Sunday, October 24, 2021 at 2:59 PM
To: Malena Stevens <mstevens@summitcounty.org>, Glenn Wright <gwright@summitcounty.org>, Douglas Clyde <dcllyde@summitcounty.org>, Roger Armstrong <rarmstrong@summitcounty.org>
Subject: Dakota Pacific Planned community

Dear County Council Members,

I'm one of the majority in this community that want to voice my concern for the Dakota Pacific Planned community. There are traffic concerns, water availability concerns and overall over development concerns. There is already unused retail space in the area - we don't need more. Kimball Junction can't handle the traffic now or any roads in the city. Please put this to a referendum and let the community decide. We are all tired of the over development of this county. Can we put quality of life over making money?

Thank you,

Paula Larson

Jeremy Ranch resident

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Annette Singleton** <asingleton@summitcounty.org>
Subject: FW: Dakota Pacific Planned Community
Date: 26.10.2021 16:17:41 (+02:00)

From: matt@vortexracing.com <matt@vortexracing.com>
Date: Sunday, October 24, 2021 at 2:53 PM
To: Malena Stevens <mstevens@summitcounty.org>
Cc: Roger Armstrong <rarmstrong@summitcounty.org>, Douglas Clyde <dclde@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>, Glenn Wright <gwright@summitcounty.org>
Subject: Dakota Pacific Planned Community

Dear Malena, Roger, Doug, Chris and Glen,

I have lived with my family in Park City for over 10 years. I am very troubled by the massive over development that is planned. I urge you to not let the Dakota project go through. This is a small ski town not NYC. People did not move here to sit in traffic jams and watch the mountain side be bulldozed down. If you take the time to speak to the residents and explain what this project entails, you will find mostly a negative opinion.

Sincerely,

Matt Griffin

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Annette Singleton** <asingleton@summitcounty.org>
Subject: FW: Dakota Pacific Project must be denied. PLEASE STOP THIS PROJECT NOW
Date: 26.10.2021 15:18:49 (+02:00)

For the record. Thanks!

From: Richard Chapman <richard.b.chapman@gmail.com>
Date: Tuesday, October 26, 2021 at 7:40 AM
To: Malena Stevens <mstevens@summitcounty.org>
Subject: Dakota Pacific Project must be denied. PLEASE STOP THIS PROJECT NOW

Dakota Pacific Project must be denied. PLEASE STOP THIS PROJECT NOW

Richard B Chapman
7108 Canyon Drive
Park City, UT 84098-5382
(435)-655-1733
Richard.b.chapman@gmail.com

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Annette Singleton** <asingleton@summitcounty.org>
Subject: FW: Dakota Pacific Project Proposal
Date: 26.10.2021 16:14:53 (+02:00)

From: Linda Lee <lindadlee77@gmail.com>
Date: Sunday, October 24, 2021 at 4:38 PM
To: Malena Stevens <mstevens@summitcounty.org>, Roger Armstrong <rarmstrong@summitcounty.org>, Douglas Clyde <dclayde@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>, Glenn Wright <gwright@summitcounty.org>
Subject: Dakota Pacific Project Proposal

Hello - I am writing each of you to let you know that I, and many of my friends are very much opposed to the scope of this project. If any of you go through Kimball Junction on a daily basis, it is unfathomable to me that you can even consider adding this kind of proposed density to this area.

I cannot understand why every time a variance request for increased density comes up, it is even considered considering how poorly we are absorbing the current density that even exists. I understand that developers have certain rights that need to be honored, even if the density approvals were given so long ago before the impact of these approvals was understood in relationship to the reality of their impact, but given the severe crowding and density problems we are currently experiencing, why would there be consideration to INCREASING already approved density?

We can't turn back the clock, but each of you should be considering the quality of life we all experience here and strive to at least maintain it, not approving projects that will severely impact negatively our quality of life. I recently read a comment that the councilors thought residents were not interested in this or didn't care - I think we are all weary of having to fight things off at every turn of the corner and many I have talked to were simply not even aware that this proposal was on the table.

There have been so many things I've read, it's hard to know which are true - the traffic mitigation plans sound worse than the current problem - can you imagine what it will be like during construction of a flyover in one of the busiest intersections in the county? And is this project actually funded or just a pipe dream at this time? One way to control traffic is to just say 'NO!' to more massive developments.

Please do not approve this project.

Sincerely,

Linda Lee and Walton MacCaughern
1311 Crescent Dr N
Park City, UT 84098
435 640 3474

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Annette Singleton** <asingleton@summitcounty.org>
Subject: FW: Dakota Pacific project
Date: 26.10.2021 15:50:52 (+02:00)

For the record. Thanks!

From: T Witchy C <toekneechen@gmail.com>
Date: Monday, October 25, 2021 at 12:57 PM
To: Malena Stevens <mstevens@summitcounty.org>
Subject: Dakota Pacific project

Hello Malena,

I'm writing to you out of concern about the proposed Dakota Pacific project. My family and I moved to Park City in February and love the open spaces and small town vibe of the locale. After reviewing the notes on the project, it doesn't feel like it's a good fit for our neighborhood.

Among the many things that seem inadequately addressed are the traffic issues this new development will create for our community. Also how will the increased public water demands be handled? Of course I can understand the need to provide more affordable housing for the local workforce, but the development doesn't seem to prioritize that in the design. The 224 is already starting to look like a California freeway at rush hour, the addition of so many more people will only further exacerbate the issue.

Please do not approve this project to move forward.

Respectfully,
Tony Chen
Silver Springs

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Annette Singleton** <asingleton@summitcounty.org>
Subject: FW: Dakota Pacific Project
Date: 26.10.2021 16:09:43 (+02:00)

For the record. Thanks!

From: Leslie Gleason <lesliegleason@hotmail.com>
Date: Sunday, October 24, 2021 at 11:31 PM
To: Malena Stevens <mstevens@summitcounty.org>, Roger Armstrong <rarmstrong@summitcounty.org>, Douglas Clyde <dclayde@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>, Glenn Wright <gwright@summitcounty.org>, Public Comments <publiccomments@summitcounty.org>
Subject: Dakota Pacific Project

Summit County Board,

The Dakota Pacific project is massive extension to the Snyderville Basin which does not have the infrastructure to support it. The hashtag #affordablehousing seems to be attached to it and therefore makes it a more politically correct project. That aside, is the traffic mitigation plan funded and when will it be completed? If it is not funded and UDOT has no plan to build the flyover until Summit County raises the funds, it will not be built in time to align with the finish of early phases of the project. This means massive traffic gridlock in and around Kimball Junction. The infrastructure of Kimball Junction can absolutely not handle the additional traffic. Approving this project is the wrong choice for this area and the Basin residents. This project does not need to be approved as is nor do I believe the public is aware of this project. Please do not approve this project in its current form.

Sincerely,
Leslie Gleason
Jeremy Ranch resident

Sent from my iPhone

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Annette Singleton** <asingleton@summitcounty.org>
Subject: FW: Dakota Pacific proposal
Date: 26.10.2021 16:11:02 (+02:00)

For the record. Thanks!

From: June Krigman <jrkrigman@gmail.com>
Date: Monday, October 25, 2021 at 8:13 AM
To: Malena Stevens <mstevens@summitcounty.org>, Roger Armstrong <rarmstrong@summitcounty.org>, Douglas Clyde <dcl Clyde@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>, Glenn Wright <gwright@summitcounty.org>
Subject: Dakota Pacific proposal

I am writing to say that I am appalled that the Dakota Pacific development proposal is even being considered.

There are no real benefits to our community. Yes, you would get more taxes but they would have to go toward more police, fire, and schools. The number of affordable units would not be worth the trade-off for the harm this development would do to the area. The only one who would truly benefit is the developer who agreed to a different plan years ago.

There are no advantages to creating a multitude of new residences and commercial enterprises. It would only lead to thousands more people living here with cars, more workers driving to Park City, creating a worse traffic and parking nightmare, and the need for even more affordable housing. The flyover that is being considered to improve traffic flow has not been approved and would take years to build with construction gridlock. The answer to the traffic situation is not just a flyover, it is to stop building these developments.

Water has become a critical issue and will only get worse with this development (along with the projects at PCMR, Deer Valley, and other developments nearby). The entire state of Utah is in jeopardy of a water shortage, which was specifically highlighted on 60 Minutes this week. Our residents aren't even supposed to water their lawns, yet you're considering this development... how does this make any sense? There are already thousands of properties that have the right to build so why add even more? It would make more sense to put a moratorium on new developments.

The planning commission studied this project thoroughly and did not recommend it. They saw how potentially devastating it would be since our community cannot handle such an increase in population and traffic. I don't understand how the members of the County Council can't see this, too. Do you really want to be responsible for making the current difficult situation worse?

To amend the agreement would totally ignore the General Plan that was created specifically to avoid such developments. You were elected to follow the guidelines and act in the best interests of our residents. Approving the Dakota Pacific development proposal would be a callous disregard of our community.

Please do not destroy this beautiful place that we all chose as our home.

Should the open space bond pass, why not put it toward purchasing the Dakota property.

**Respectfully,
June Krigman**

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Annette Singleton** <asingleton@summitcounty.org>
Subject: FW: Dakota Pacific
Date: 26.10.2021 15:50:13 (+02:00)

For the record. Thanks!

From: Karen Ballash <karenballash@gmail.com>
Date: Monday, October 25, 2021 at 1:00 PM
To: Malena Stevens <mstevens@summitcounty.org>, Roger Armstrong <rarmstrong@summitcounty.org>, Douglas Clyde <dclde@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>, Glenn Wright <gwright@summitcounty.org>
Subject: Dakota Pacific

Dear Council Members:

Just say NO to the Dakota Pacific Development. The intent of the original purchase of the land was to attract the tech industry, a need that will be vital if we continue to lose our snow. Park City has to protect itself if there is a downturn in our local tourist economy. We need jobs, not more traffic and people.

Water is becoming a huge issue around here. The new water treatment plant being built by Park City doesn't even begin to address the water needs of its current residents, let alone 1,000 more. And as far as traffic, there is no longer a mud season in Park City. The traffic is terrible year-round, — especially around the Kimball Junction interchange. The wildlife we cherish, and the quality of life in all of Summit County, will be impacted by these proposed developments — whether in Park City, Hennefer, or Hoytsville. It is these recreational opportunities and quality of life that brought people here in the first place. And it is what will attract tech businesses in the future.

Other than the people who will profit, who wants these developments? Certainly not the people you represent. Why are you working with The Dakota Pacific Project? It is the wrong fit. Let's work to attract a corporate project that will enhance our local economy. Just say NO to urban sprawl.

Karen and Larry Ballash
Pinebrook

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Annette Singleton** <asingleton@summitcounty.org>
Subject: FW: DISAPPROVAL of the proposed Dakota Pacific Development
Date: 26.10.2021 16:12:07 (+02:00)

For the record. Thanks!

From: Clay Smith <rsmith62000@yahoo.com>
Date: Monday, October 25, 2021 at 9:59 AM
To: Malena Stevens <mstevens@summitcounty.org>, Roger Armstrong <rarmstrong@summitcounty.org>, Douglas Clyde <dclde@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>, Glenn Wright <gwright@summitcounty.org>, County Council <CountyCouncil@summitcounty.org>
Subject: DISAPPROVAL of the proposed Dakota Pacific Development

OUR county representatives

As Summit County residents and voters, my wife Dara and I implore you to stop the proposed Dakota Pacific Development at Kimball Junction. We are not in favor of this proposed development and will seek alternate representation in the next county council elections if it is allowed to proceed.

Clay Smith
512-656-8721

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Annette Singleton** <asingleton@summitcounty.org>
Subject: FW: NO Dakota Pacific Project
Date: 26.10.2021 16:11:17 (+02:00)

For the record. Thanks!

From: Andrea Sprole <andreasprole@gmail.com>
Date: Monday, October 25, 2021 at 8:20 AM
To: Malena Stevens <mstevens@summitcounty.org>, Roger Armstrong <rarmstrong@summitcounty.org>, Douglas Clyde <dclayde@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>, Glenn Wright <gwright@summitcounty.org>
Subject: NO Dakota Pacific Project

To the Summit County members:

I am a very concerned resident of Pinebrook and am completely appalled at this proposed project that seems to have come out of nowhere - as far as the public is concerned. For the below and many other reasons, this project should absolutely not be allowed to happen. It will only exacerbate the already overcrowded Kimball Junction area, traffic, and increase water usage which is pitifully poor etc. For the good of the county, please do not let this happen and ruin this community.

I list below at least 8 reasons why this project should be voted down.

1. This is not a work force driven project, it's a major neighborhood. Only 330 work force units out of 1100 and most of the 2M sq ft includes hotels and supermarkets that far outweighs the work force units
2. This project will create major traffic problems throughout Kimball Junction. Adding 3000 residents and 4000 vehicles is too much for an already overloaded area.
3. The traffic mitigation plan is not aligned with the development phase dates. The flyover will cost at least \$130M and will take 7 years if it gets approved and built on schedule which never happens when the government is controlling the project
4. Workforce housing will not be affordable for the bottom earning workers and we don't have any estimates yet because we don't have updated AMI numbers yet.
5. Where is the water going to come from for this and other development projects? We are in a drought and we will have to supply water to more than 3000 new residents?
6. The new load of residents in the Kimball junction will crush the local infrastructure and the only solution to that is build more? Insanity.
7. It's not the County Council's responsibility to provide work force housing for the businesses in Park City. The businesses should provide more compensation and build housing in Kamas or rural areas of Summit County. The commute is not the real issue, it's the pay the businesses pay workers. If they can't afford it then they should be in some other business. Also provide bus transportation for commutes paid for by the businesses.
8. The motive for the County Council to approve this is unknown, they have not demonstrated any benefit to the residents of the greater Park City area. They may be influenced by powerful forces outside Park City in Salt Lake or the state of Utah.

Sincerely,
Andrea Sprole

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Annette Singleton** <asingleton@summitcounty.org>
Subject: FW: NO to Dakota Pacific Development
Date: 26.10.2021 15:51:17 (+02:00)

For the record. Thanks!

From: McCall Parkinson <mccallparkinson@gmail.com>
Date: Monday, October 25, 2021 at 12:25 PM
To: Malena Stevens <mstevens@summitcounty.org>, Roger Armstrong <rarmstrong@summitcounty.org>, Douglas Clyde <dclde@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>, Glenn Wright <gwright@summitcounty.org>
Subject: NO to Dakota Pacific Development

Hello,

I am a Park city resident writing to express my strong disapproval of the Dakota Pacific Development project for Kimball Junction. Please see my reasons below.

Thank you,

McCall Parkinson

1. This is not a work force driven project, it's a major neighborhood. Only 330 work force units out of 1100 and most of the 2M sq ft includes hotels and supermarkets that far outweighs the work force units 2. This project will create major traffic problems throughout Kimball Junction. Adding 3000 residents and 4000 vehicles is too much for an already overloaded area. 3. The traffic mitigation plan is not aligned with the development phase dates. The flyover will cost at least \$130M and will take 7 years if it gets approved and built on schedule which never happens when the government is controlling the project 4. Workforce housing will not be affordable for the bottom earning workers and we don't have any estimates yet because we don't have updated AMI numbers yet. 5. Where is the water going to come from for this and other development projects? We are in a drought and we will have to supply water to more than 3000 new residents? 6. The new load of residents in the Kimball junction will crush the local infrastructure and the only solution to that is build more? Insanity. 7. Its not the County Councils responsibility to provide work force housing for the businesses in Park City. The businesses should provide more compensation and build housing in Kamas or rural areas of Summit County. The commute is not the real issue, it's the pay the businesses pay workers. If they can't afford it then they should be in some other business. Also provide bus transportation for commutes paid for by the businesses. 8. The motive for the Country Council to approve this is unknown, they have not demonstrated any benefit to the residents of the greater Park City area. They may be influenced by powerful forces outside Park City in Salt Lake or the state of Utah.

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Annette Singleton** <asingleton@summitcounty.org>
Subject: FW: NO to Dakota Pacific Development
Date: 26.10.2021 16:11:54 (+02:00)

For the record. Thanks!

From: laurie Parkinson <mccallsmama@yahoo.com>
Date: Monday, October 25, 2021 at 9:56 AM
To: Malena Stevens <mstevens@summitcounty.org>, Roger Armstrong <rarmstrong@summitcounty.org>, Douglas Clyde <dclayde@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>, Glenn Wright <gwright@summitcounty.org>
Subject: NO to Dakota Pacific Development

Hello,

I am a Park city resident writing to express my strong disapproval of the Dakota Pacific Development project for Kimball Junction. Please see my reasons below.

Thank you,

Laurie Parkinson

1. This is not a work force driven project, it's a major neighborhood. Only 330 work force units out of 1100 and most of the 2M sq ft includes hotels and supermarkets that far outweighs the work force units
2. This project will create major traffic problems throughout Kimball Junction. Adding 3000 residents and 4000 vehicles is too much for an already overloaded area.
3. The traffic mitigation plan is not aligned with the development phase dates. The flyover will cost at least \$130M and will take 7 years if it gets approved and built on schedule which never happens when the government is controlling the project
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8. The motive for the Country Council to approve this is unknown, they have not demonstrated any benefit to the residents of the greater Park City area. They may be influenced by powerful forces outside Park City in Salt Lake or the state of Utah.

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Annette Singleton** <asingleton@summitcounty.org>
Subject: FW: No to Dakota Pacific Development
Date: 26.10.2021 15:19:51 (+02:00)

For the record. Thanks!

From: Bode Parkinson <bode.parkinson@gmail.com>
Date: Monday, October 25, 2021 at 10:24 PM
To: Malena Stevens <mstevens@summitcounty.org>, Roger Armstrong <rarmstrong@summitcounty.org>, Douglas Clyde <dclde@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>, Glenn Wright <gwright@summitcounty.org>
Subject: No to Dakota Pacific Development

Hello,

I am a Park city resident writing to express my strong disapproval of the Dakota Pacific Development project for Kimball Junction. Please see my reasons below.

Thank you,

Bode Parkinson

1. This is not a work force driven project, it's a major neighborhood. Only 330 work force units out of 1100 and most of the 2M sq ft includes hotels and supermarkets that far outweighs the work force units
2. This project will create major traffic problems throughout Kimball Junction. Adding 3000 residents and 4000 vehicles is too much for an already overloaded area.
3. The traffic mitigation plan is not aligned with the development phase dates. The flyover will cost at least \$130M and will take 7 years if it gets approved and built on schedule which never happens when the government is controlling the project
4. Workforce housing will not be affordable for the bottom earning workers and we don't have any estimates yet because we don't have updated AMI numbers yet.
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6. The new load of residents in the Kimball junction will crush the local infrastructure and the only solution to that is build more? Insanity.
7. Its not the County Councils responsibility to provide work force housing for the businesses in Park City. The businesses should provide more compensation and build housing in Kamas or rural areas of Summit County. The commute is not the real issue, it's the pay the businesses pay workers. If they can't afford it then they should be in some other business. Also provide bus transportation for commutes paid for by the businesses.
8. The motive for the Country Council to approve this is unknown, they have not demonstrated any benefit to the residents of the greater Park City area. They may be influenced by powerful forces outside Park City in Salt Lake or the state of Utah.

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Annette Singleton** <asingleton@summitcounty.org>
Subject: FW: NO to Dakota Pacific
Date: 26.10.2021 15:09:16 (+02:00)

For the record. Thanks!

From: Pete Van Stee <pmvanstee@icloud.com>
Date: Tuesday, October 26, 2021 at 8:17 AM
To: Malena Stevens <mstevens@summitcounty.org>, Roger Armstrong <rarmstrong@summitcounty.org>, Douglas Clyde <dcl Clyde@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>, Glenn Wright <gwright@summitcounty.org>
Subject: NO to Dakota Pacific

Hello County Council,

I just want to add my name to the growing list of opposition to the Dakota Pacific development. The proposal will simply add to the congestion which already chokes Kimball Junction. This is a development which is not needed and is unsuitable for the area. What is needed? High tech and high salary industries to ensure economic viability and vitality on a local level. This parcel is uniquely suited to that type of business development. With its highly valuable and sought after location, this is certainly an excellent alternative to the Dakota Pacific project and will provide economic enhancement, employment and tax revenue to the region for years.

Thanks for reading,

Pete Van Stee
3087 Creek Rd
Park City, UT 84098

From: **Mark** <markdannydacia@comcast.net>
To: **cfrobinson@summitcounty.org** <cfrobinson@summitcounty.org>
Subject: FW: Opposition to Dakota Pacific Development, Board Meeting 10/27/2021
Date: 26.10.2021 18:48:49 (+02:00)

My name is Mark Morgan and I live in the Blackhawk Station community at Kimball Junction. I have lived in the Jeremy Ranch, Pinebrook and Blackhawk Station neighborhoods for 27 years. I am adamantly opposed to the re-zoning of Kimball Junction Technology Park property and the proposed Dakota Pacific Development at Kimball Junction. I believe the development of un-sustainable housing is exactly the wrong way to enable community development and the expansion of the county's tax base. Additionally, after suffering through the worst traffic jams at Kimball Junction this past winter (even during a worldwide pandemic), it is clear the additional traffic cannot be supported, nor can the existing business infrastructure support this expansion.

During the previous ski season, and multiple times during the summer of 2021 when there were sports tournaments in town, traffic was worse than I have ever seen in my 27 years living at or near Kimball Junction. This includes traffic backups heading from Park City to Kimball Junction that reached as far back, or farther than The Canyons entrance, and traffic backups getting to the ski areas that was a continual backup from Kimball Junction to the ski areas. Many times, traffic heading from business/shopping areas to highway 224 was backed up beyond the roundabouts at Mountain America Credit Union, north of Smiths, and Walmart – ALL AT THE SAME TIME, bringing the junction to a virtual gridlock! With a potential (wishful?) traffic solution likely lagging the Dakota Pacific development by 9 or more years, if it happens at all, it can only be concluded that this development CANNOT be supported.

I believe the County had the right idea when they designated the land at Kimball Junction as a technology center. Furthermore, I believe economic and community development should be achieved by enabling businesses to move to the county. This should be the focus of the county's efforts, not fast-tracking developers wishes of another multi-thousand-unit development that has no ability to fit within the surrounding infrastructure. With the ever-increasing price of housing in the greater Park City/Kimball Junction area, companies with high paying, professional jobs must be drawn to the area, otherwise the growth of the community from the starter-home, young family-opportunity on-up will be lost forever. Please do not let someone lead you into thinking Dakota Pacific will enable low-income, or moderately priced housing. It will be marketed and priced based on the current comp's which show two and three-bedrooms in multi-family units at Kimball Junction already exceeding \$1-million.

Dakota Pacific is a flawed development proposition based on timing (UOT support), how the county should be approaching community development, and the ability of the surrounding infrastructure to absorb it without SIGNIFICANTLY impacting current Kimball Junction residents.

Lastly I would offer to County board members, if you do not live at Kimball Junction or beyond (Pinebrook, Jeremy Ranch, Summit Park) you truly will never understand the impact of your decision if you vote to approve this development.

Additional, specifically for you, and no offense, I believe someone who is a land developer or Realtor should recuse themselves from any County Board items regarding residential development as it is a clear conflict of interest. Please recuse yourself from any discussion or votes on this potential development.

Sincerely,
Mark Morgan
1044 Station Loop Rd
Park City, UT 84098

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Annette Singleton** <asingleton@summitcounty.org>
Subject: FW: Opposition to Dakota project at Kimball Junction
Date: 26.10.2021 15:20:32 (+02:00)

For the record. Thanks!

From: Joe Kindt <jkindt08@gmail.com>
Date: Monday, October 25, 2021 at 10:10 PM
To: Chris Robinson <cfrobinson@summitcounty.org>, Douglas Clyde <dclde@summitcounty.org>, Glenn Wright <gwright@summitcounty.org>, Malena Stevens <mstevens@summitcounty.org>, Roger Armstrong <rarmstrong@summitcounty.org>
Subject: Opposition to Dakota project at Kimball Junction

Council members,

My understanding is that council is considering a land use change for the tech center at Kimball Junction to allow for a massive residential development. The I-80 SR 224 interchange is a failure. Have you not seen the disaster that already exists on 224 throughout ski season? An estimate from earlier this year pegs the improvements necessary as of today at \$110M. A project of this scale this close to that interchange would erase any opportunity that \$110M plan has to improve damage that has already been done by poor planing and unchecked development. The town we love is slowly being developed to death. The interchange must fixed and this project must be stopped before it starts. I am confident that few in our community would support a project of this scale anywhere near kimball junction if at all in western summit county.

This project will ruin the entrance to our town. Please vote no on the land use change.

Joe and Jill Kindt
Pinebrook

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Annette Singleton** <asingleton@summitcounty.org>
Subject: FW: Please disapprove Dakota Pacific
Date: 26.10.2021 16:10:33 (+02:00)

For the record. Thanks!

From: Christi Morrison <cmorri09@gmail.com>
Date: Monday, October 25, 2021 at 7:36 AM
To: Malena Stevens <mstevens@summitcounty.org>
Subject: Please disapprove Dakota Pacific

Good morning Ms. Stevens,

I am writing to request this planned community does not proceed, for the benefit of the Park City community.

I recognize, I think most in Park City do recognize, the inherent need to develop and grow, and that growth projects are often unwelcome in smaller communities.

The location and size of this project, however, is certain to add an immoderate—excessive rather— strain on traffic, retail, schooling and property values.

In short, its effects will be unbearable for the existing community to live with, and we desperately hope a better location than the overcrowded, overpopulated Kimbell Junction can be identified. Many rely on Kimbell Junction for daily living, retail, pass through, and the current infrastructure can hardly support the existing population. **Every incremental addition has an exponential effect on traffic because the existing infrastructure is already full. This addition would be devastating because the surrounding communities have no alternatives for what Kimbell Junction provides.**

The existing infrastructure and workings are most fragile, and critical to the existing community. I beg you to understand this, and I beg you to recognize an ill fated opportunity that if approved will be to the detriment of thousands for several years to come.

Thank you for your consideration,
Christi Morrison

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Annette Singleton** <asingleton@summitcounty.org>
Subject: FW: Please oppose the Dakota Pacific Project
Date: 26.10.2021 16:10:06 (+02:00)

For the record. Thanks!

From: Rob White <rob.white@sugarhousearchitects.com>
Date: Sunday, October 24, 2021 at 9:12 PM
To: Malena Stevens <mstevens@summitcounty.org>, Roger Armstrong <rarmstrong@summitcounty.org>, Douglas Clyde <dclayde@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>, Glenn Wright <gwright@summitcounty.org>
Subject: Please oppose the Dakota Pacific Project

Dear Council Members,

As a resident of Summit County and an architect, I am appalled at the planned Dakota Pacific project. This project is clearly a sheep in wolf's clothing, the 330 planned workforce housing units will not even cover the added burden of the development itself... This project will put tremendous pressure on the already stressed resources in Park City... The traffic congestion alone is enough to make this project laughable, especially in light of the proposed schedule for the flyover project by UDOT. Shouldn't the infrastructure to handle the additional traffic load at least be on the schedule (if not under construction) prior to approving a project like this? In addition, where is the water for a project like this coming from? Approving this project seems irresponsible and short sighted. If I had known about the project sooner I would have certainly chimed in earlier but unfortunately I'm just hearing about this now.

Thank you for your time,

Rob White
SugarHouse Architects LLC

www.sugarhousearchitects.com

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Annette Singleton** <asingleton@summitcounty.org>
Subject: FW: Strongly Oppose the Dakota Pacific Planned community
Date: 26.10.2021 16:11:41 (+02:00)

For the record. Thanks!

From: Kim Quapp <quapp.kim@gmail.com>
Date: Monday, October 25, 2021 at 9:31 AM
To: Malena Stevens <mstevens@summitcounty.org>, Roger Armstrong <rarmstrong@summitcounty.org>, dcylde@summitcounty.org <dcylde@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>, Glenn Wright <gwright@summitcounty.org>
Subject: Strongly Oppose the Dakota Pacific Planned community

Dear Council Members,

I strongly oppose the Dakota Pacific Planned Community. This project is not consistent with the approved land use for this 50 acre property. You have the opportunity to deny this request. Please deny this request.

Our community has seen a serious amount of congestion over the years. Adding a project like this right now is going to make things exponentially worse. Please be considerate of the residents that currently live here and work here. Commuting to and from work and activities is already becoming more challenging with the increased traffic in Kimball Junction. Everyday feels like ski season even during mud season now. Adding more residences, more retail, more people, and more vehicles is not the answer.

According to these plans, there's a proposed flyover. Is this project even funded? This would take 7 years! it is not funded, it is not on any 9 year planned construction planned projects list with UDOT. We need to work on traffic mitigation right now, not add more congestion. This project does not benefit current residents in anyway.

Community members (property tax payers, voters, and those that need to function here) strongly disapprove of this development. Please hear their voices and act in support.

Sincerely,
Kim Quapp

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Annette Singleton** <asingleton@summitcounty.org>
Subject: FW: Vote NO - Dakota Pacific Project
Date: 26.10.2021 16:09:29 (+02:00)

For the record. Thanks!

From: Angie Schmae <aschmae@gmail.com>
Date: Sunday, October 24, 2021 at 6:02 PM
To: Malena Stevens <mstevens@summitcounty.org>, Roger Armstrong <rarmstrong@summitcounty.org>, Douglas Clyde <dcllyde@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>, Glenn Wright <gwright@summitcounty.org>
Subject: Vote NO - Dakota Pacific Project

I am against the Dakota Pacific Project. Please vote NO!

1. This is not a work force driven project, it's a major neighborhood. Only 330 work force units out of 1100 and most of the 2M sq ft includes hotels and supermarkets that far outweighs the work force units.
 2. This project will create major traffic problems throughout Kimball Junction. Adding 3000 residents and 4000 vehicles is too much for an already overloaded area.
 3. The traffic mitigation plan is not aligned with the development phase dates. The flyover will cost at least \$130M and will take 7 years if it gets approved and built on schedule which never happens when the government is controlling the project
 4. Workforce housing will not be affordable for the bottom earning workers and we don't have any estimates yet because we don't have updated AMI numbers yet.
 5. Where is the water going to come from for this and other development projects? We are in a drought and we will have to supply water to more than 3000 new residents?
 6. The new load of residents in the Kimball junction will crush the local infrastructure and the only solution to that is to build more? Insanity.
 7. It's not the County Councils responsibility to provide workforce housing for the businesses in Park City. The businesses should provide more compensation and build housing in Kamas or rural areas of Summit County. The commute is not the real issue, it's the pay the businesses pay workers. If they can't afford it then they should be in some other business. Also provide bus transportation for commutes paid for by the businesses.
 8. The motive for the Country Council to approve this is unknown, they have not demonstrated any benefit to the residents of the greater Park City area. They may be influenced by powerful forces outside Park City in Salt Lake or the state of Utah.
 9. What will this do to the school populations?
- Thank you, Angie Schmae

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Annette Singleton** <asingleton@summitcounty.org>
Subject: FW: Vote NO on Dakota Pacific Planned Community in Kimball Junction
Date: 27.10.2021 04:09:20 (+02:00)

From: Brandon Montenegro <brandonmichael.am@gmail.com>
Date: Tuesday, October 26, 2021 at 12:39 PM
To: Malena Stevens <mstevens@summitcounty.org>, Roger Armstrong <rarmstrong@summitcounty.org>, Douglas Clyde <dclayde@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>, Glenn Wright <gwright@summitcounty.org>
Subject: Vote NO on Dakota Pacific Planned Community in Kimball Junction

Dear County Council Members,

I am a 30 year resident of Summit County writing to encourage you to vote against the change in land use application for the Dakota Pacific Planned Community in Kimball Junction.

All intersections in Kimball Junction are at failure and no additional development or changes to existing development rights should be approved until, at minimum, traffic problems are addressed.

The fact that the council is seriously considering this application at all is shameful. It will exacerbate every major problem the greater Park City Area has without major benefit to anyone but the developers.

You can and should just say no.

Best regards,
Brandon Montenegro

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Annette Singleton** <asingleton@summitcounty.org>
Subject: FW: Vote NO on Dakota Pacific
Date: 26.10.2021 15:43:16 (+02:00)

For the record. Thanks!

From: David Breslauer <davidbreslauer1@mac.com>
Date: Monday, October 25, 2021 at 3:45 PM
To: Malena Stevens <mstevens@summitcounty.org>, Roger Armstrong <rarmstrong@summitcounty.org>, Douglas Clyde <dcllyde@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>, Glenn Wright <gwright@summitcounty.org>
Subject: Vote NO on Dakota Pacific

This major neighborhood project does not solve affordable workforce housing. It may exacerbate the existing problem. What is to prevent these homes from becoming just another nightly rental business, something other Summit County neighborhoods are wrestling with?

Why not mitigate first? If the goal is to develop this, then put in place the infrastructure required such as roads and schools. They should be in place just like water, sewer and electric are required before proceeding. Speaking of water, where will water come from? We already are in a drought. I don't know of any way, no matter how much money is thrown at it, to create more water.

I see no benefit to Summit County Residents.

Vote no on the Dakota Pacific project.

Sincerely,

david breslauer
Cedar Ridge

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Annette Singleton** <asingleton@summitcounty.org>
Subject: FW: VOTE NO on the Kimball project near the Tech center
Date: 27.10.2021 04:10:12 (+02:00)

From: Jolee POINTER <thepointerclan@comcast.net>
Date: Tuesday, October 26, 2021 at 12:18 PM
To: Malena Stevens <mstevens@summitcounty.org>
Subject: VOTE NO on the Kimball project near the Tech center

Malena, as an elected representative for our county, please vote down the Kimball project until the traffic study is released. This is way too much for the beautiful corridor leading into our town.

Thank you,

Jolee Pointer

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Annette Singleton** <asingleton@summitcounty.org>
Subject: FW: VOTE NO TO THE DAKOTA PACIFIC PLANNED COMMUNITY
Date: 26.10.2021 16:12:20 (+02:00)

For the record. Thanks!

From: Jonathan Sprole <jonsprole@gmail.com>
Date: Monday, October 25, 2021 at 10:03 AM
To: Malena Stevens <mstevens@summitcounty.org>, Glenn Wright <gwright@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>, Douglas Clyde <dcllyde@summitcounty.org>, Roger Armstrong <rarmstrong@summitcounty.org>
Subject: VOTE NO TO THE DAKOTA PACIFIC PLANNED COMMUNITY

To Summit County Council:

Below I have reprinted my friend ,Chuck Mollard's, email to you. My wife and I are in 100% agreement

with every point he makes. Should you vote in favor of this ,we will be forced to vote against the Bond issue.

Jonathan and Andrea Sprole
7220 Ridge Way
Park City ,UT 84098

To Summit County Council:

I just read the following on the Summit County website:

STRATEGIC PLAN

VISION - Summit County is a vital community that is renowned for its natural beauty, quality of life, and economic diversity, that supports a healthy, prosperous, and culturally diverse citizenry.

MISSION - Provide excellent, ethical, efficient services that ensure quality of life for present and future generations.

VALUES

Regional Collaboration: Work with our federal, state, municipal and community partners.

Responsive: Take action in a timely manner, meeting the needs our citizens.

Preservation: Preserve our land, water, air and culture.

Leadership: Motivate others to collaboratively achieve goals.

TRANSPORTATION AND CONGESTION - The County will plan for and make improvements to our transportation system to reduce traffic congestion.

WORKFORCE HOUSING - The County will facilitate efforts to significantly decrease the deficit in workforce/affordable housing in order to have more community members who work and live in our County.

ENVIRONMENTAL STEWARDSHIP - Through environmental stewardship and leadership, the County will implement plans and policies to secure, preserve and protect our water, land and air quality for the present and future. This is done through a collaborative effort between our sustainability, transportation, engineering and environmental Health departments.

REFINE COUNTY GENERAL PLANS AND DEVELOPMENT CODES - The County will review and refine the General Plans and Development Codes focusing on improving and connecting the region's physical, natural, and economic environments and communities.

I find this strategic plan well stated and if followed would serve the citizens of Summit County in a very favorable way. However, voting in favor of amending the zoning to permit the Dakota Pacific Planned Community would violate most of the points stated in the "Strategic Plan".

To start with the **Vision:** The Dakota Pacific Planned Community does not in any way enhance the stated vision. The Dakota Pacific Planned Community does just the opposite of the stated **Mission:** This project will provide poor and inefficient services that will seriously erode the quality of life for present and future generations.

With regard to **VALUES:**

Regional Collaboration: This is not a community partner but is a failed venture with a Tech Park that did not materialize as the investors envisioned, possibly due to their own greed.

Responsive: This project does not meet the needs of the citizens of Summit County and would negatively impact the citizens.

Preservation: This project does not preserve anything except the finances of the investors in this project. It destroys the land after “Skull Candy” built a very pleasing structure in meeting the original purpose of the zoning. It will adversely affect the water in Summit County with 3000 new residents. Further, it will deteriorate the air quality with an additional 4000 vehicles crowding the already congested area. The open space culture of the area will be adversely affected with the building density in the planned project.

Leadership: “Just say no!!” and you will achieve your goal as a council member and those of the citizens of Summit County.

TRANSPORTATION AND CONGESTION This is counterproductive to the goal of reducing congestion. The congestion getting off Route 80 is already unbearable in the morning, especially during the winter ski season and is equally frustrating on 224 during the afternoon rush hour. The fly over is just pie in the sky and may never happen. Three or four years ago the newly hired county traffic planner advised “no new asphalt”. If the fly over did happen, we cannot imagine the adverse impact for those citizens that live along 224. Snyderville, citizens will think they are back in Long Island, New Jersey or California. This congestion will adversely affect both the ski resorts and businesses in Park City.

WORKFORCE HOUSING - Providing 330 lower priced work force is very admirable but for this developer it is like putting lipstick on a pig. What is the definition of lower priced housing? Is that housing that is truly affordable to the work force? Will the county have a say in the price of this work force housing? Much of the work force in Park City area is in hospitality, retail and ski resorts, which pay a minimum wage. Will these citizens truly be able to purchase a house in this proposed development.

This project does not contribute to **ENVIRONMENT STEWARDSHIP!** Rather, it will adversely affect our water, land and air quality for the present and the future.

REFINE COUNTY GENERAL PLANS AND DEVELOPMENT CODES To amend the original zoning for Tech Park is not, in any way, improving and connecting the region's physical, natural, and economic environments and communities.

In conclusion, I would urge you to vote against this zoning change and not permit the development of the Dakota Pacific Planned Community.

Respectfully,
Charles and Patricia Mollard
1200 Bear Hollow Drive
Park City, UT 84098

Chuck Mollard
chuckmollard@gmail.com
917-881-9022

From: **Arthur Apostolakos** <arthur.apostolakos@gmail.com>
rarmstrong@summitcounty.org <rarmstrong@summitcounty.org>;
cfrobinson@summitcounty.org <cfrobinson@summitcounty.org>;
To: **mstevens@summitcounty.org** <mstevens@summitcounty.org>;
gwright@summitcounty.org <gwright@summitcounty.org>;
dclyde@summitcounty.org <dclyde@summitcounty.org>
Subject: Fwd: Against Summit Research Park Development Re-Zone
Date: 26.10.2021 08:22:56 (+02:00)

Dear Summit County Council Members,

I wish to go on record prior to the Summit County Commission meeting Oct. 27th, 4pm work session, that I am adamant opposed to the Summit Research Park Devopment Re-Zoning. The reasons are many and you should already be aware of this rampant growth can not be sustained.

Best wishes,
Arthur Apostolakos
Full-time Summit County resident since 1997, and a part time resident since 1984

From: **Ryan Dickey** <ryan@dickeypartners.com>
To: **Thomas Cooke** <tcooke@summitcounty.org>
Subject: Fwd: Dakota Pacific Development Project
Date: 27.10.2021 09:14:09 (+02:00)

Mobilization....

—
Ryan Dickey
Associate Broker
Windermere Real Estate | Park City
(435) 901-9784
ryan@dickeypartners.com

Begin forwarded message:

From: Walt Wehner <waltworks@gmail.com>
Subject: Dakota Pacific Development Project
Date: October 27, 2021 at 8:56:42 AM MDT
To: <ryan@modelhoa.com>
Reply-To: <waltworks@gmail.com>



Dear Owners,

The Dakota Pacific development project in the Tech Center Zone (the area to the west of the Skull Candy building) in Kimball Junction is likely to be approved by the Summit County council, despite a negative recommendation by our County planning commission. This large (1100 units) residential project is not consistent with the previously approved (commercial) land use for this 50 acre property, therefore the developer is seeking approval for a change in the land use. The council has the power to approve or deny the developer the requested change. We encourage ALL Owners to make their voice heard in regards to this project that is in such close proximity to our homes.

More information can be found here: <https://www.summitcounty.org/1116/Summit-Research-Park-Redevelopment>

You can contact the county council at this email address: publiccomments@summitcounty.org

Thanks,
Walt Wehner
Silver Springs Single Family HOA

From: **Ryan Dickey** <ryan@dickeypartners.com>
To: **Thomas Cooke** <tcooke@summitcounty.org>
Subject: Fwd: Dakota Pacific Development Project
Date: 27.10.2021 09:14:09 (+02:00)

Mobilization....

—
Ryan Dickey
Associate Broker
Windermere Real Estate | Park City
(435) 901-9784
ryan@dickeypartners.com

Begin forwarded message:

From: Walt Wehner <waltworks@gmail.com>
Subject: Dakota Pacific Development Project
Date: October 27, 2021 at 8:56:42 AM MDT
To: <ryan@modelhoa.com>
Reply-To: <waltworks@gmail.com>



Dear Owners,

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More information can be found here: <https://www.summitcounty.org/1116/Summit-Research-Park-Redevelopment>

You can contact the county council at this email address: publiccomments@summitcounty.org

Thanks,
Walt Wehner
Silver Springs Single Family HOA

From: **JAMES WALKER** <walkerj0@comcast.net>
To: **rarnstrong@summitcounty.org** <rarnstrong@summitcounty.org>
Subject: Fwd: Dakota Pacific planned development
Date: 25.10.2021 14:33:28 (+02:00)

Councilor Armstrong,
Sorry, I mistyped your email address in my original message to you and your fellow council members. Thank you for your service and consideration of my concerns detailed below.
Jim Walker

----- Original Message -----

From: JAMES WALKER <walkerj0@comcast.net>
To: "mstevens@summitcounty.org" <mstevens@summitcounty.org>, "rarnstrong@summitcounty.org" <rarnstrong@summitcounty.org>, "dclyde@summitcounty.org" <dclyde@summitcounty.org>, "cfrobinson@summitcounty.org" <cfrobinson@summitcounty.org>, "gwright@summitcounty.org" <gwright@summitcounty.org>
Date: 10/25/2021 2:29 PM
Subject: Dakota Pacific planned development

Dear County Council members,
I'm writing to you to add my voice to the opposition to the Kimball Junction development you are considering. The continued approval of these kinds of projects erodes the very reasons we live in this community rather than down in the Valley. The traffic at Kimball Junction and on 224 going into and out of Park City is already at unbearable levels. We live in Pinebrook and rarely ever go into Park City now because of the traffic and inconvenience, which will only be exacerbated if this project is approved. The volume of people moving here that don't respect the environment, the views, the way of life, or the wildlife here is disheartening to say the least. I constantly see drivers honking at runners, cyclists, wildlife in their hurry to get wherever it is they're going. Just yesterday while walking my dog I experienced a driver that was frustrated at having to wait for me to cross the street at a stop sign. I've seen drivers within two blocks of their homes in our neighborhood honk at cow moose as they try to guide their calves across the street in front of my house, causing them to alarm and fall on the pavement and injure themselves in the interest of getting home 30 seconds faster. We don't need the volume of new residents and traffic up here that this development will undoubtedly attract. As a voter, I expect my representatives to protect the way of life that I have invested in to live here. We are being asked to support a \$79 million school bond due to overcrowding in our schools - this development will only strain those resources further. I respectfully ask you to decline to approve this project in the interest of protecting our community.

Jim Walker
Pinebrook

From: **Jim Yancey** <jim.parkcityutah@gmail.com>
To: **cfrobinson@summitcounty.org** <cfrobinson@summitcounty.org>
CC: **garygpeacock@yahoo.com** <garygpeacock@yahoo.com>;
jim.parkcityutah@gmail.com <jim.parkcityutah@gmail.com>
Subject: Fwd: Dakota Pacific Project approval?
Date: 24.10.2021 19:58:54 (+02:00)

Mr Robinson

I emailed you and did not type your address correctly, hopefully this email will make it to you with the correct address
Jim Pigg, Pinebrook

Begin forwarded message:

From: Marilyn Jameson <mjameson2554@gmail.com>
Subject: **Dakota Pacific Project approval?**
Date: October 24, 2021 at 7:50:32 PM MDT
To: gwright@summitcounty.org
Cc: mstevens@summitcounty.org, ramstrong@summitcounty.org, dcllyde@summitcounty.org, cfrobinson@summitcounty.org, Jim Yancey <jim.parkcityutah@gmail.com>

Dear Glenn Wright

What is the County Council's motivation to approve this project, Is this project about to be approved?

Based on discussions with friends it only creates more problems in our Kimball Junction community and fully reaches the Park City and County development

This Project will Affect

- Water
 - Traffic
 - Schools, worker housing, 330 units will never be enough and PC area is priced out of workers means(see developer/ County Joint venture below)
 - Traffic , last years traffic study was a dizzying array of alternatives, no summaries were presented that I recall from the studies and proposal done by UDOT(I submitted comments)
 - UDOT, has the state signed on to any agreement with the County and Developers as to timing and funding to manage traffic issues
 - Funding from the County, how much and how to fund, affect on real estate taxes?
 - What input has been received from the Park City Council?— They are still discussing work force housing solutions for the new Arts District and received significant input from PC residents..
 - I Have followed Park Record articles but am surprised to hear in Gary Peacock's emails the it is about to be approved, is this valid? The details from Park Record articles are difficult ascertain what is really going to happen.
 - Additional Citizen input is necessary—even at this seemingly late date! Please schedule sessions for additional input and for the Council to hear and respond to the citizens
 - Work force housing is desperately needed, but government must not pay for it—other than with realistic joint venture/partnership with developers taking the Risk, not the County
- Thanks for your input/comments
Jim Pigg, Pinebrook 435-655-0176

From: **Sally Cousins Elliott** <sallycousinselliott@gmail.com>
Tom Fisher <tfisher@summitcounty.org>; **Kirsten Whetstone**
<kwhetstone@summitcounty.org>; **Pat Putt** <pputt@summitcounty.org>; **Doug**
To: **Clyde** <dclde@summitcounty.org>; **Glenn Wright**
<gwright@summitcounty.org>; **Roger Armstrong**
<rarmstrong@summitcounty.org>; **Chris Robinson**
<cfrobinson@summitcounty.org>; **Malena Stevens**
<mstevens@summitcounty.org>; **Rick Lewis** <lewisre@comcast.net>
Subject: Fwd: Dakota Pacific Project- Kimbal Junction
Date: 26.10.2021 19:29:49 (+02:00)

From Rick Lewis, former Community Development Director of Park City:

----- Forwarded message -----

From: **RICHARD LEWIS** <lewisre@comcast.net>
Date: Tue, Oct 26, 2021 at 7:02 PM
Subject: Dakota Pacific Project- Kimbal Junction
To: sallycousinselliott@gmail.com <sallycousinselliott@gmail.com>

Sally,

Please be advised that the Federal Highway Administration, US Department of Transportation estimates that a residual unit generates at least 10 daily vehicle trips per day. The revised Dakota Pacific project, as proposed with 1100 residential units, will therefore generate at least 7,700 vehicle trips per day on our highways and roads.

Since the project, as an industrial, high-tech park has already been approved, there is no logical reason to amend the approval and the significant traffic increase to our already over-stressed transportation system.

If you have the opportunity, please forward my concern to the Summit County Commissioners.

Sincerely,
Richard Lewis
Community Development Director (Park City, Utah - 1990-2003)

--
Sally Elliott
2690 Sidewinder Dr.
Park City, UT 84060
phone: 435-640-3759
sallycousinselliott@gmail.com

From: **Liz Moore** <gary-liz@msn.com>
To: **gwright@summitcounty.org** <gwright@summitcounty.org>
Subject: Fwd: Dakota Pacific
Date: 25.10.2021 15:27:41 (+02:00)

Hi Glenn

From: Liz Moore <gary-liz@msn.com>
Date: October 25, 2021 at 9:02:36 AM MDT

Subject: Dakota Pacific

Please don't approve this project! We need to solve our traffic and water problems here in Park City before we even think about expansion! We need to improve our school buildings before we even think about another additional school! Please vote NO on this development! Very concerned residents of PC, Liz & Gary Moore

Sent from Gary & Liz Moore

From: **Liz Moore** <gary-liz@msn.com>
To: **cfrobinson@summitcounty.org** <cfrobinson@summitcounty.org>
Subject: Fwd: Dakota Pacific
Date: 25.10.2021 15:33:59 (+02:00)

From: Liz Moore <gary-liz@msn.com>
Date: October 25, 2021 at 9:25:47 AM MDT
To: cfrobinson@summicounty.org
Subject: Fwd: Dakota Pacific

Begin forwarded message

From: Liz Moore <gary-liz@msn.com>
Date: October 25, 2021 at 9:02:36 AM MDT
Subject: Dakota Pacific

Please don't approve this project! We need to solve our traffic and water problems here in Park City before we even think about expansion! We need to improve our school buildings before we even think about another additional school! Please vote NO on this development!
Very concerned residents of PC, Liz & Gary Moore

Sent from Gary & Liz Moore

From: **Liz Moore** <gary-liz@msn.com>
To: **dclyde@summitcounty.org** <dclyde@summitcounty.org>
Subject: Fwd: Dakota Pacific
Date: 25.10.2021 15:24:05 (+02:00)

From: Liz Moore
Subject: **Dakota Pacific**

Please don't approve this project! We need to solve our traffic and water problems here in Park City before we even think about expansion! We need to improve our school buildings before we even think about another additional school! Please vote NO on this development! Please preserve our beautiful Park City!
Very concerned residents of PC, Liz & Gary Moore

Sent from Gary & Liz Moore

From: **Kim Quapp** <quapp.kim@gmail.com>
To: **dclyde@summitcounty.org** <dclyde@summitcounty.org>
Subject: Fwd: Strongly Oppose the Dakota Pacific Planned community
Date: 25.10.2021 09:33:31 (+02:00)

Please see below

----- Forwarded message -----

From: **Kim Quapp** <quapp.kim@gmail.com>
Date: Mon, Oct 25, 2021 at 9:31 AM
Subject: Strongly Oppose the Dakota Pacific Planned community
To: <mstevens@summitcounty.org>, <rarmstrong@summitcounty.org>, <dcylde@summitcounty.org>, <cfrobinson@summitcounty.org>, <qwright@summitcounty.org>

Dear Council Members,

I strongly oppose the Dakota Pacific Planned Community. This project is not consistent with the approved land use for this 50 acre property. You have the opportunity to deny this request. Please deny this request.

Our community has seen a serious amount of congestion over the years. Adding a project like this right now is going to make things exponentially worse. Please be considerate of the residents that currently live here and work here. Commuting to and from work and activities is already becoming more challenging with the increased traffic in Kimball Junction. Everyday feels like ski season even during mud season now. Adding more residences, more retail, more people, and more vehicles is not the answer.

According to these plans, there's a proposed flyover. Is this project even funded? This would take 7 years! it is not funded, it is not on any 9 year planned construction planned projects list with UDOT. We need to work on traffic mitigation right now, not add more congestion. This project does not benefit current residents in anyway. Community members (property tax payers, voters, and those that need to function here) strongly disapprove of this development. Please hear their voices and act in support.

Sincerely,
Kim Quapp

From: **mvendetti@yahoo.com** <mvendetti@yahoo.com>
mstevens@summitcounty.org <mstevens@summitcounty.org>;
rarmstrong@summitcounty.org <rarmstrong@summitcounty.org>;
To: **dclyde@summitcounty.org** <dclyde@summitcounty.org>;
cfrobinson@summitcounty.org <cfrobinson@summitcounty.org>;
gwright@summitcounty.org <gwright@summitcounty.org>
Subject: I am against the Dakota Pacific project in Kimball Junction
Date: 25.10.2021 15:57:32 (+02:00)

Dear County Council:

I oppose the Dakota Pacific project in KJ for the following reasons:

- This is not a work force driven project, it's a major neighborhood. Only 330 work force units out of 1100 and most of the 2M sq ft includes hotels and supermarkets that far outweighs the work force units
- This project will create major traffic problems throughout Kimball Junction. Adding 3000 residents and 4000 vehicles is too much for an already overloaded area.
- The traffic mitigation plan is not aligned with the development phase dates. The flyover will cost at least \$130M and will take 7 years if it gets approved and built on schedule which never happens when the government is controlling the project
- Workforce housing will not be affordable for the bottom earning workers and we don't have any estimates yet because we don't have updated AMI numbers yet.
- Where is the water going to come from for this and other development projects? We are in a drought and we will have to supply water to more than 3000 new residents?
- The new load of residents in the Kimball junction will crush the local infrastructure and the only solution to that is build more?
- Its not the County Councils responsibility to provide work force housing for the businesses in Park City. The businesses should provide more compensation and build housing in Kamas or rural areas of Summit County. The commute is not the real issue, it's the pay the businesses pay workers. If they can't afford it, then they should be in some other business. Also provide bus transportation for commuters paid for by the businesses.
- The impact on the Park City School District has not been quantified or even though about.

I urge you not to approve this project.

Michael Vendetti
1627 Park Place (Silver Springs neighborhood)
Park City, UT 84098

From: **Sally Cousins Elliott** <sallycousinselliott@gmail.com>
Roger Armstrong <rarmstrong@summitcounty.org>; **Glenn Wright**
<gwright@summitcounty.org>; **Malena Stevens**
<mstevens@summitcounty.org>; **Doug Clyde** <dclde@summitcounty.org>;
To: **Tom Fisher** <tfisher@summitcounty.org>; **Pat Putt**
<pputt@summitcounty.org>; **Kirsten Whetstone**
<kwhetstone@summitcounty.org>; **Chris Robinson**
<cfrobinson@summitcounty.org>
Subject: I just posted to The Park Record and Next Door Neighbor:
Date: 24.10.2021 20:23:52 (+02:00)

In December 2008 when we approved the Tech Park at Kimball Junction and acquired the valuable open space there from the LDS Church, at a cost of \$25 million, I was a County Commissioner. Only two buildings were built: Skull Candy and the Chamber's Information Center. Why, in a period of amazing expansion did the Tech Center owners fail to attract suitable buyers? Dakota Pacific bought the property, perhaps at a fire sale discount, and is proposing a residential/commercial project which is growth inducing, not contributing to our economic well-being, nor does it address our need for housing our critical community workers.

1. 336 additional housing rental units is inviting about 1,000 people to re-locate to Summit County. With only 55 units at 30%-50% AMI, this proposal is NOT addressing our affordable rental need. It is not addressing our need to house either seasonal workers, our critical workforce, or our ageing population. Additionally, rental housing, though needed, does not produce the kind of community that stable ownership produces. This is a "**PRO GROWTH**" proposal.

2. During the current municipal election season, I've heard countless discussions of our changing economic engine, due to climate change. Of course, we're working to stall climate change, but we've already lost six weeks of winter. When snow and cooler mountain weather are no longer available, how will we employ our highly educated population that currently resides here? We need **ECONOMIC DIVERSITY**. We can no longer rely upon snow as our only economic engine. We need to provide jobs for people who already live here, but must commute to the airport or Salt Lake City to find employment in their fields.

3. In 2008, when this development agreement was approved, we were responding to citizen surveys from the Park City Chamber Convention and Visitor's Bureau survey that people wanted to diversify our economic engine to include "high tech" industries that didn't necessarily demand more housing units. This parcel had been repeatedly proposed for excessive residential/commercial development since at least 1986 when I moved here. We were able to defeat all of the unacceptable proposals. This is yet another **UNACCEPTABLE PROPOSAL**.

4. **You can just say NO**. You are under no obligation to approve any change in the original development approval. You and Dakota Pacific have spent countless hours of time trying to make a new proposal that fits our current needs. This proposal satisfies nothing, it only exacerbates the problems we already have: more people, **unaffordable housing, lack of cohesive community and more traffic**.

5. What if you just said "**NO**"? The land would remain vacant as a potential economic engine, which we so desperately need. There's no other land in all of Summit County that so perfectly suits our need to develop high-tech/high salary industry as this parcel. The fact that Silicon Slopes channeled those companies to the Wasatch Front doesn't mean that there are no companies remaining. We can attract similar businesses to our very attractive community. It will take concerted action, but we don't need to accept this proposal that doesn't really belong here.

Please tune in to Summit County Council Meeting on Wednesday at 4:00 p.m. to listen, and possibly comment: <https://summitcounty.org/DocumentCenter/View/17204/Staff-Report-Summit-Research-Park-Development-Agreement-Amendments?bidId=>

--

Sally Elliott
2690 Sidewinder Dr.
Park City, UT 84060
phone: 435-640-3759
sallycousinselliott@gmail.com

From: **Eric Garen** <eric.garen@gmail.com>
publiccomments@summitcounty.org <publiccomments@summitcounty.org>;
mstevens@summitcounty.org <mstevens@summitcounty.org>;
To: **rarmstrong@summitcounty.org** <rarmstrong@summitcounty.org>;
dclyde@summitcounty.org <dclyde@summitcounty.org>;
cfrobinson@summitcounty.org <cfrobinson@summitcounty.org>;
gwright@summitcounty.org <gwright@summitcounty.org>
Subject: I STRONGLY oppose the Dakota Pacific Planned Community in Kimball Junction.
Date: 24.10.2021 19:58:14 (+02:00)

Dear County Council Members,

Until a flyover is constructed, the Dakota Pacific Planned Community in Kimball Junction would DESTROY our quality of life, and significantly hurt businesses in the area by discouraging visitors.

Kimball Junction traffic is already a significant problem. Adding this number of cars would bring traffic to gridlock. We moved here from Los Angeles, and until you've lived with that level of traffic, you cannot comprehend how it absolutely destroys your quality life. It becomes like living in prison, unable to get in or out.

PLEASE, PLEASE, PLEASE do NOT approve this project until AFTER the completion of a flyover or other complete solution to the Kimball Junction traffic as been COMPLETED.

Do NOT destroy our lives, and the businesses who depend on visitors to Park City.

Thank you,

Eric Garen

From: **David Wright** <dgwdavidus@gmail.com>
gwright@summitcounty.org <gwright@summitcounty.org>;
rarmstrong@summitcounty.org <rarmstrong@summitcounty.org>;
To: **cfrobinson@summitcounty.org** <cfrobinson@summitcounty.org>;
mstevens@summitcounty.org <mstevens@summitcounty.org>;
dclyde@summitcounty.org <dclyde@summitcounty.org>
Subject: Kimball Development
Date: 22.10.2021 08:49:23 (+02:00)

Dear Councillors,

I'm a resident of Summit County in Park Meadows. I'm not anti development and had heard about the Dakota Pacific Kimball Development in the past, though as largely office space and additional retail.

Would you mind sharing why you think this won't be a serious traffic concern for our community.

Specifically, I'm worried about the lack of a confirmed plan for a flyover for highway 80, and even if one is built, whether it will be adequate to manage increased cars on our roads. I realize this may change, but currently a number of students commute to middle school through that junction. It's already a mess in the late afternoon. High school kids from Pinebrook/JR have to commute the other way.

I also worry about the long term benefit to the community given strained water resources and traffic. Many people commute to SLC and it does not seem that the community's future is as a retirement community.

Thank you for your service. I'd love to understand why you see value in this project.

Respectfully,
David Wright

From: **Whitney McReynolds** <wamcreynolds@gmail.com>
To: **countycouncil@summitcounty.org** <countycouncil@summitcounty.org>
Subject: Kimball Junction Development - Dakota Pacific
Date: 27.10.2021 07:53:40 (+02:00)

Dear Council Members - I'm a Summit County resident and would like to express my disapproval of the proposed Dakota Pacific development.

This area was approved for a tech center, not a residential development. There is no reason for a zoning change and the area should remain zoned as it is. The addition of 1100 units is obscene and would destroy that area, visually, with traffic and houses.

Summit County can do better. We need well planned growth not unchecked development. Seems like Summit County just wants the funding from the developer; however no amount of funds can justify this development and the negative impact it will have.

Park City is on the brink of losing its small town charm, beautiful open space, wildlife habitat and is a few approved developments away from turning into Draper, Utah and Bangerter Hwy. In addition, the West is in a severe drought. Utah is one of the driest states in the country and has some of the highest water use. We need to plan responsibly for growth, and limit growth if necessary.

I echo what Tom Clyde said in his Park Record column: Jack Rabbit Habitat

" These big developments can operate under their existing approvals. There's no community benefit to modifying them to grant more density, build more congestion or reduce parking. The jackrabbit habitat at the Tech Center is a real community benefit. It's not our fault there isn't a market for office space. Maybe part of the solution for the workforce housing issues is to shrink the workforce. Businesses can figure out how to provide an acceptable level of service with fewer people. We can all dial back our expectations a few notches, recognizing that waiting longer for dinner ripples through the system in terms of less traffic, less demand for subsidized housing and so on.

Rather than comparing the existing approvals to the proposed modifications, we ought to be comparing the existing approvals with the vacant lots. There isn't a bus stop fancy enough to offset the negative impacts of adding 3,000 people at Kimball Junction. If the property owners want to build what is approved, that's their right. There's just no good reason to modify the approvals to encourage building more. Don't give an inch."

Please plan responsibly and listen to the residents, not the developers.

Thank you
Whitney McReynolds
Summit County Resident

From: **June K. Volk** <junevolk18@gmail.com>
mstevens@summitcounty.org <mstevens@summitcounty.org>;
rarmstrong@summitcounty.org <rarmstrong@summitcounty.org>; **Douglas**
To: **Clyde** <dclde@summitcounty.org>; **Chris Robinson**
<cfrobinson@summitcounty.org>; **gwright@summitcounty.org**
<gwright@summitcounty.org>
Subject: Kimball Junction Development
Date: 24.10.2021 23:37:44 (+02:00)

October 24, 2021

Summit County Council Members

Mr. Armstrong

Mr. Clyde

Mr. Robinson, Vice Chair

Ms. Stevens

Mr. Wright, Chair

Dear council members,

I am writing this letter to express my strong opposition to the planned development by Dakota Pacific in Kimball Junction. The current intersections and traffic overload in this area are highly congested and adding 1100 residential units plus commercial space to this land will create many new problems. Additionally, the proposal does not solve existing issues that plague this community. The major reasons for my opposition for this project are as follows:

- 1) This is not a solution to our workforce housing shortage. Only 330 units will be designated as workforce housing, leaving the rest of the residential development to be unaffordable for our most needed workers. If this is to be a solution for affordable housing, then make that the focus of the project, not an afterthought.
- 2) This proposal was not recommended by the Snyderville Basin Planning Commission even after they asked Dakota Pacific to pare down the original plan.
- 3) The land is currently approved for technology and outdoor business use. You can vote to leave it at that, and the land will remain as is.
- 4) There is no viable traffic mitigation plan. The plan to bury Route 224 was published in The Park Record this summer, but that is a ten-year project and will cost \$250 million. Additionally, it is currently not in UDOT's plans. In the meantime, the development, if approved, will be completed and Park City residents will be left with traffic jams and the pollution of idling vehicles while we wait years for a complicated and costly solution.
- 5) Adding 1100 residential units adds at least 1100 additional cars on the roads. Please do not say these new residents and business owners will use the bus. Everyone has a car here and the additional vehicular load will increase the air pollution already getting trapped in the Basin.
- 6) The entire western United States is in a drought and this lack of water is worsening each year. Adding new development is an absurd plan considering the drought. There are building moratoriums in some communities and although I am not calling for this, a development of this scope will certainly have an impact on the area's water usage.
- 7) The number of new residences will bring more children. There has been no discussion of the impact of this project on the school district. If there were 1000 new children in this development, I have not seen a plan of how these children will be absorbed into the school district.

I elected you to represent me. This project does not benefit Summit County residents, it does not maintain our beautiful surroundings, and it does not protect our natural resources. I expect you to vote no on the change to this land usage.

Sincerely,

June K. Volk, M.Ed., Ed.S.
2049 Mahre Drive
Park City, UT 84098

From: **Franci Eisenberg** <franci@professionalrecruiterinc.com>
To: **countycouncil@summitcounty.org** <countycouncil@summitcounty.org>
Subject: Kimball Junction/Dakota Pacific/Summit County vote
Date: 26.10.2021 03:07:26 (+02:00)

To Whom It May Concern:

When is enough, enough?

I've watched for decades past the many officials in city and county positions and seen now they do not plan for decades ahead – or barely around the corner.

Years ago, it seemed OK to expand with no regard for unintended consequences. We Park City and Summit County residents are continuously asked to live with unintended consequences of poor planning and decisions made years ago by elected officials. Today we're all stuck with their unintended consequences.

Let's not make those same mistakes again. And again. And again.

Enough is enough.

Franci Eisenberg

Park City resident since 1976

801/560-8864

franci@professionalrecruiterinc.com

From: **Cameron** <cburr@jetcapital.net>
To: **countycouncil@summitcounty.org** <countycouncil@summitcounty.org>
Subject: Kimball Junction/VOTE NO
Date: 22.10.2021 09:59:28 (+02:00)

For the love of Pete please vote NO on the Dakota Pacific request- WE HAVE WAY TO MUCH TRAFFIC TO BEGIN WITH

Cameron Burr
JetCapital
1389 Center Drive #250
Park City, Utah 84098
413 548 6080
Cburr@jetcapital.net

From: **Patty** <pattyschloesser@gmail.com>
To: **countycouncil@summitcounty.org** <countycouncil@summitcounty.org>
Subject: Kimball project
Date: 25.10.2021 12:18:42 (+02:00)

Hello

I am a Summit County resident and I want to go on record that I am against the Dakota Pacific building.
Vote No

Mary Schloesser
3339 Central Pacific Trail

Sent from my iPhone

From: THOMAS WRATTEN
Sent: Sat, 23 Oct 2021 20:00:43 +0000
To: countycouncil@summitcounty.org

Dear County Council,

Please do not support the Dakota Pacific development plan. There has been no public input and there are real issues that support not approving this plan.

Thank you,

Linda Wratten

Sent from [Mail](#) for Windows

From: Kim Fry
Sent: Mon, 25 Oct 2021 21:27:33 -0600
To: rarmstrong@summitcounty.org

Dear Mr. Armstrong:

As a 29 year resident of Park City, I am STRONGLY opposed to the Dakota Pacific project being considered for the Kimball Junction. This massive project does NOT serve the needs of our community and does NOT warrant changing the land use zoning.

Please vote NO and protect us from even MORE traffic, pollution, congestion and gridlock!

Sincerely,

Kim Fry

2786 Annie Oakley

Park City, Utah 84060

From: Your Jeremy Ranch neighbors
Sent: Mon, 25 Oct 2021 02:47:51 +0000
To: cferris@summitcounty.org
Subject: A call to ACTION on the Dakota Pacific planned community

nextdoor



G Gary Peacock · Bitner



A call to ACTION on the Dakota Pacific planned community A call to ACTION on Dakota Pacific Planned Community in Kimball Junction. The Dakota Pacific development project in the Tech Center Zone in Kimball Junction is about to be... [See more](#)

50 +1 27 Share

H G K Howard Grossman & 49 others replied

[View post](#)

This message is intended for cferris@summitcounty.org. [Unsubscribe here](#). Nextdoor, 420 Taylor Street, San Francisco, CA 94102

From: Kayley Cassity
Sent: Tue, 26 Oct 2021 12:23:00 -0600
To: publiccomments@summitcounty.org
Subject: A hard NO on Dakota Pacific Proposal

Dear Summit County Council,

As a long time resident, I'm against the proposed amendments to the 2008 Summit Research Park Development Agreement.

I believe that there is sufficient shopping, restaurants, and dwellings currently at our already over congested Kimball Junction. Diverting from the previous plan to add even more residences and traffic is to the financial benefit only of the applicant, Dakota Pacific, at this time. Kimball Junction does not need to be built out to capacity as soon as possible.

Please keep this area a tech/business park for future employment needs of our existing community, not creating further problems by adding additional population needing even more infrastructure and adding congestion.

Short-term development gains have consistently resulted in long-term infrastructure nightmares for our small but popular locale. If you approve this change, Summit County Council will be compounding the problem, not solving it.

Thanks,
Kayley Cassity
1723 WestSilver Springs
Park City UT 84098

From: Kayley Cassity
Sent: Tue, 26 Oct 2021 12:21:52 -0600
To: countycouncil@summitcounty.org
Subject: a hard NO on Dakota Pacific proposal

Dear Summit County Council,

As a long time resident, I'm against the proposed amendments to the 2008 Summit Research Park Development Agreement.

I believe that there is sufficient shopping, restaurants, and dwellings currently at our already over congested Kimball Junction. Diverting from the previous plan to add even more residences and traffic is to the financial benefit only of the applicant, **Dakota** Pacific, at this time. Kimball Junction does not need to be built out to capacity as soon as possible.

Please keep this area a tech/business park for future employment needs of our existing community, not creating further problems by adding additional population needing even more infrastructure and adding congestion.

Short-term development gains have consistently resulted in long-term infrastructure nightmares for our small but popular locale. If you approve this change, Summit County Council will be compounding the problem, not solving it.

Thanks,
Kayley Cassity
1723 WestSilver Springs
Park City UT 84098

From: Kathy Apostolakos
Sent: Mon, 25 Oct 2021 20:29:06 +0000
To: rarmstrong@summitcounty.org;cfrobinson@summitcounty.org;mstevens@summitcounty.org;gwright@summitcounty.org;dclyde@summitcounty.org
Cc: Kathy Apostolakos
Subject: Against Summit Research Park Development Re-Zone

Dear Summit County Council Members,

Apparently, the lack of community outrage regarding the above monstrous project re-zone request, has been taken by the council as agreement rather than lack of knowledge by your citizenry during these trying times of the pandemic etc.

When we know better, hopefully, we do better.

Many of us are awake now and are only beginning the process to let you know, as summit county citizens, our disagreement to this zone change & ready to itemize for you the many specific reasons why.

However, the purpose of this particular email is to go on record, prior to the Summit County Commission meeting Oct. 27th, 4pm work session agenda item, my adamant opposition! Better start keeping count, because I know you have now been contacted by many and there are many more to come.

Thank you for your service and for your open ears & minds as you hear from us.

Best wishes,
Kathy Apostolakos
Full-time Summit County resident since 1997

From: kristen case
Sent: Tue, 26 Oct 2021 09:08:37 -0600
To: rarmstrong@summitcounty.org;cfrobinson@summitcounty.org;mstevens@summitcounty.org;gwright@summitcounty.org;dclyde@summitcounty.org
Subject: against summit research park rezone at kimball junction

Dear County Council,

Please count me as one of the many local residents opposed to rezoning the kimball junction parcel to allow Dakota Pacific to develop this area. It's just too much. Way too much. Too many buildings, too many people, too much traffic. Kimball Junction is a bumper-to-bumper scene every day as it is. Please vote against this outrageous proposal. Thank you.

Kristen Gould Case

Park City resident since 1986

From: Kathy Apostolakos
Sent: Sat, 23 Oct 2021 23:25:55 +0000
To: rarmstrong@summitcounty.org
Subject: Catch-Up & Dakota Pacific

Hi, Roger,

Hope this finds you & yours doing well.

I confess that since my RAP/Rec grant committee days, I, like so many other county residents, have become complacent regarding what is going on around us in our county. Highland Flats was a jarring awakening & now in looking into this Dakota Pacific/Tech Center proposal, Iâ€™m flabbergasted & confounded!

Since you continue to be the voice of reason and sanity on the county council, can you direct me in how to work to stop this inane & insane project? Iâ€™m also open to hearing something I may be missing.

Thank you so much for your insight. Appreciate it. If itâ€™s easier for you to discuss by phone, my cell is: (435)901-2994. Iâ€™m all ears. Unbelievably, like so many others in Summit County, Iâ€™m aging ðŸ˜ƒ & would love to retain some kind of quality of life for my dwindling last years & for our kidsâ€™s.
Kathy Apostolakos

Sent from my iPad

From: Ben Holzman
Sent: Tue, 26 Oct 2021 23:16:03 -0600
To: countycouncil@summitcounty.org
Subject: Comments on Dakota Pacific Kimball Junction proposal

Dear County Council members-

I live in Silver Springs and write to you as one of many Snyderville Basin residents opposed to the dense development proposal by Dakota Pacific for the tech park and greater Kimball Junction area.

I speak for many, if not most, residents in the area when I say that we moved here years ago because of the quality of life. We find that development brings more traffic and more problems - which does not add to the vibrancy of the region. We have wonderful amenities in our town but enjoyment of their use is limited to the nearby mountains and trails as well as the library, Fieldhouse, restaurants, etc. Adding dense housing adds a tremendous amount of people to an area that is fast losing its appeal to those living here. Our outdoor amenities can only accommodate so many while staying serene and peaceful, and the indoor amenities will require much more building to serve so many new residents. Additionally, building traffic infrastructure to handle many new residents makes Park City and the surrounding Snyderville Basin more like a dense and sprawling City, and less like a Park that we all love.

I am all for affordable housing development, but let's focus on building enough affordable housing to maintain a good ratio, not building 2x more market units and perpetuating the problem (more market rate units end up creating demand for more service sector workers that creates demand for further affordable housing, etc.).

Also - while I doubt this is an issue, if the tax brought into the county is too small, we have a fairly large tax base already and many residents, myself included, would rather see an increase in real estate tax than gridlock, congestion, overpopulation and loss of our community.

I would hope that each of you represent the residents of our county and do right by us, not by a few developers that provide lobbyists and special interests opportunity to make money while negatively affecting the character of our county.

Please deny the Dakota Pacific project the ability to continue pursuing a development of this nature.

Thank you,
Ben Holzman

Sent from my mobile, please excuse typos

From: Yasmin Aga Khan
Sent: Mon, 25 Oct 2021 18:03:19 -0400
To: rarmstrong@summitcounty.org
Subject: Dacota Pacific Development

Dear Roger Armstrong,

I am a very long-time resident of Park City dating back to 1994 and first came here in 1986.

I implore you not to vote for the massive Dakota Pacific

Development in the Tech Center area. This project is not consistent with the approved land use.

Please do not clutter our already overflowing community.

By voting yes, you will destroy the beauty of our Park City way of life. Find another area.

Respectfully, Yasmin Aga Khan

From: Tracie Strachan
Sent: Sun, 24 Oct 2021 16:15:27 -0600
To: countycouncil@summitcounty.org
Subject: Dakota Development at Kimball Junction

Councilorsâ€”

I am writing to inquire about the Dakota Pacific development project at Kimball Junction. I understand the project will add 3,000 - 4,000 new vehicles to the area. Can you share the specifics of the traffic mitigate plan including cost, funding, and implementation timeline? There has been mention of a UDOT flyover. Is the flyover an approved UDOT project with funding?

Based on my current knowledge, we do not have the infrastructure needed to support the rezone required to support the development. As a resident of summit county, I am opposed to the proposed rezone and the Dakota Pacific development. It is irresponsible for Council to override the recommendation of the planning commission and the will of the residents that elected you to represent them.

I look forward to your response and to participating in future Council meetings and public hearings.

Best,
Tracie
Tracie.strachan@gmail.com
5955 kingsford ave.

Sent from my iPhone

From: mary wright
Sent: Wed, 27 Oct 2021 19:38:16 +0000
To: countycouncil@summitcounty.org
Subject: Dakota Pacific neighborhood

Please vote no on this issue. Council bought the residential development rights in the hopes of making this a slow growth area. You do not need to rezone this in order to give Dakota Pacific zoning rights for a project that will add a minimum number of affordable units, more retail, (already have lots of empty space), doctors offices(we have plenty). This is going to be a huge impact on our schools (which we are not sure this bond issue will pass), traffic, and water resources(drought not going away). Please as our elected officials, vote no on the Dakota Pacific plan!

Peter and Mary Wright
4 Single Jack Ct.
Park Clty, UT

From: matthew lindon
Sent: Tue, 26 Oct 2021 13:46:30 +0000
To: countycouncil@summitcounty.org
Subject: Dakota Pacific

Just say NO.

Matt

Matthew C. Lindon, P.E.
Hydrologist

Mattlindon@hotmail.com
435-659-1326

4964 East Meadows Drive
Park City Utah 84098

<=>

From: Heather Currie
Sent: Wed, 27 Oct 2021 07:30:00 -0600
To: Douglas Clyde;Glenn Wright;Roger
Armstrong;cfrobinson@summitcounty.org;mstevens@summitcounty.org
Subject: Dakota Pacific and Affordable Housing- Listening to Supporters
Attachments: Dakota Pacific and Affordabl Housing - Listening to Supporters.docx

Hello Dearest Council Members,

Please accept my letter on behalf of the Dakota Pacific Project. I've kept it to a 3 minute read! ;)

I appreciate you!

Gratefully,

Heather Currie
858-405-4480

From: thwucher
Sent: Tue, 26 Oct 2021 17:21:03 -0600
To: gwright@summitcounty.org
Subject: Dakota Pacific Community
Importance: Normal

To whom it may concern,

I am a resident of Park City and would like to convey my opinions and thoughts against the Dakota Pacific Community planned in Kimball Junction.

There is a lot of talk about the traffic mitigation plan that would ease the congestion a community of this magnitude would cause but I haven't heard any plan to address the following:

- The roads (outside Kimball Junction) - i.e. 224 are already at capacity. Our current traffic infrastructure cannot handle the increase in cars this community would bring.
- Parking - PC is building and building without thinking of current parking limitations outside of Kimball Junction.
- Schools - Our classrooms are already at capacity. Should tax payers have to pay to have another school built and staffed.... this doesn't make financial sense! Our schools can't handle the number of children this would bring... PERIOD!
- Water - I would like to see what a community this size would consume in water yealy and see the long term affects this would have. There is already concern about Park City water restrictions currently and long term. Every summer we see water shortages with drought restrictions put in place. Park City is projected to run out of water in 30 to 40 years, how will this projection be affected?
- Ski Resorts - As it is, there is not enough parking at the ski resorts and the roads leading to the resorts can't handle the current traffic. The impact on the roads and parking is something that needs to be carefully considered. I won't even go into the fact that the ski resorts aren't prepared for this as that is a totally different topic.
- A project like this would affect the lives of everyone in Park City financially and lifestyle-wise. In no way should one group of board members be permitted to make such a huge decision that would affect the lives of everyone in Park City. I would like to see this voted upon like the School Bond was put on the ballot.

These are just a few concerns regarding the Dakota Pacific Community that I would like to be heard.

Sincerely,
Helene Dechappe

Sent from my Verizon, Samsung Galaxy smartphone

From: RICHARD+ JR
Sent: Sun, 24 Oct 2021 02:47:21 +0000
To: countycouncil@summitcounty.org
Subject: Dakota Pacific Development

I am a Summit County resident & I appose this outrageous development!
Where is the water going to come from for this? How will the Kimball Junction traffic be effected? I believe the county commissioners need to remember who voted them in. The planning commissioners listened to the community & did not approve this development . You need to do the same.

Rick & Cathy Silver

Sent from my iPhone

From: Julie Dutkanych
Sent: Sun, 24 Oct 2021 23:23:54 -0600
To: gwright@summitcounty.org
Subject: Dakota Pacific Development

Mr. Glen Wright, and fellow County Council members,

Myself, and many residents of this community are kindly requesting a change in course, and pace. This "fast and furious" overdevelopment, is destroying our mountain town!

This is seemingly speeding out of control!
We are losing the charm and comfort that has been appreciated and respected for many years!

Please stop the overdevelopment! We are not in favor of the "Dakota Pacific Development"!

This is a small town! The population has exploded!

Traffic is already out of control. Water supply is insufficient and unsustainable.
Demeanors and dynamics have changed!

Please do your part, in protecting what is left of this special place!

Thank you,

Julie Dutkanych

Sent from my iPhone

From: John Concannon
Sent: Sun, 24 Oct 2021 15:43:11 -0600
To: rarmstrong@summitcounty.org
Subject: Dakota Pacific Development

Roger,

I hope you're well.

I am deeply concerned about the massive nature of the Dakota Pacific Development proposal in Kimball Junction. I have the following questions.

- Is the traffic mitigation plan funded? If so, when will it be completed?
- What is the availability for water for this project? Where would it be coming from?

Are you for or against changing the current development rights for this site?

Warm Regards,
John Concannon
435-640-3396
parkcitycomputerguy.com
jtcon945@gmail.com

Review me on [Yelp](#)

Follow me on [Twitter](#)

From: Leila Schey
Sent: Fri, 22 Oct 2021 08:30:42 -0600
To: countycouncil@summitcounty.org
Subject: Dakota Pacific Development Kimball

Hello Councilors,

I urge you to please hold another public hearing for the Dakota Pacific Development proposed door Kimball Junction. A project of this scale and impact should have several opportunities for public comment and more awareness generated to give residents a chance to weigh in.

We need to set the bar to approve development higher and require bold sustainability measures (net zero water, xeriscaping, reduced parking ratios, embodied carbon targets for building materials, designed to disassemble, etc.) that support the general plan and country's goals of environmental stewardship. These should be discussed more widely because these chances to approve or deny development are a great chance to positively shape our community.

I would like to express my concern over this development and urge you not to approve it in its current state without strict sustainability targets. Please listen to the Planning Commission's concerns. Although the project proposes to provide much needed affordable housing, adding additional market rate or luxury residences will only make the affordable issue worse and cancel out any benefit from the proposed affordable units. We need more affordable units similar to the worker housing at canyons that will actually improve the ratio. Not just include it to try to justify an overdevelopment that will reduce open space and only add to traffic and congestion issues.

I would urge council to take a step back to look at our strategic plan and goals. How can adding this much market rate housing and reducing open space be considered environmental stewardship when our water is depleting and we are in perpetual drought? My house was close to the Parleys Canyon fire and we need our water reserves for fire fighting, not more status quo development. How can adding at least one vehicle per proposed housing unit (most likely gas powered) be stewardship when we already suffer from air pollution that causes health effects? We already have traffic and water issues and do not need another massive development to be a catalyst for change. We are there already.

Please consider every measure that can be taken to preserve open space, seek conservation easements rather than development, build or partner with developers to create affordable housing that is close to workplaces and does not bring with it additional demand, and work to build amenities for residents and wildlife, not add additional luxury units and stress to our community. We do not need growth for growth's sake (it is not inevitable), or a gondola or other expensive and ecologically disruptive amenities. We need to set a high sustainability bar for development. We need to focus on the well-being of our community and precarious environment.

Please reconsider this proposal and the strategy to achieve our goals.

Thank you for your time and consideration.

Kind regards,
Leila Schey
Summit Park

Leila Schey

From: Kate Weinberg
Sent: Sun, 24 Oct 2021 16:56:06 -0600
To: mstevens@summitcounty.org; rarmstrong@summitcounty.org; dclyde@summitcounty.org; cfrobinson@summitcounty.org
Subject: Dakota Pacific Development Opposition

Dear County Council Members,

I'm writing to express my disapproval of the proposed Dakota Pacific development. Thank gosh it got brought up on a forum or I would never have known about this abhorrent change of use proposal, just like lots of developments have gotten stealthily approved without many knowing.

That's how Kimball Junction has slowly started to become what it has become and why we now sit in traffic for way longer than we should- because many citizens like myself, have no knowledge of these disgusting developments that slowly erode everything that Park City is and was.

Not anymore, I'm calling an end to it. Enough is enough. Again and again and again, these developers, under the guise of "Affordable Housing" really bring in mass chaos relative to the few "affordable housing units they bring in.

Here are a few of the reasons I oppose the change of use proposed by Dakota Pacific:

1. This is not a work force driven project, it's a major neighborhood. Only 330 work force units out of 1100 and most of the 2M sq ft includes hotels and supermarkets that far outweighs the work force units
2. This project will create major traffic problems throughout Kimball Junction. Adding 3000 residents and 4000 vehicles is too much for an already overloaded area. Surely you have sat at the KJ lights gridlock? How do you think that's going to look with 4000 more vehicles? Do the math. You think that's fair to our workers and our youth who are trying to get to their after school activities, never mind visitors and normal citizens alike? Why are you trying to aspire to be like Lehi? I don't understand. We have the privilege of being a place where everyone wants to come visit, work and play - why are we sabotaging that and not protecting that with everything in our power? Why are we destroying the exact thing that makes us so special?
3. The traffic mitigation plan is not aligned with the development phase dates. The flyover will cost at least \$130M and will take 7 years if it gets approved and built on schedule which never happens when the government is controlling the project
4. Workforce housing will not be affordable for the bottom earning workers and we don't have any estimates yet because we don't have updated AMI numbers yet.
5. Where is the water going to come from for this and other development projects? We are in a drought and we will have to supply water to more than 3000 new residents?
6. The new load of residents in the Kimball junction will implode the local infrastructure and the only solution to that is build more?

7. Its not the County Councils responsibility to provide work force housing for the businesses in Park City. The businesses should provide more compensation and build housing in Kamas or rural areas of Summit County. The commute is not the real issue, it's the pay the businesses pay workers. If they can't afford it then they should be in some other business. Also provide bus transportation for commutes paid for by the businesses.

8. The motive for the Country Council to approve this is unknown, they have not demonstrated any benefit to the residents of the greater Park City area. They may be influenced by powerful forces outside Park City in Salt Lake or the state of Utah.

sincerely,

kate weinberg

Highland Estates Resident

Bridget Conway

From: Ethel Preston <ethel.preston@gmail.com> on behalf of Ethel Preston
Sent: Wednesday, October 27, 2021 2:57 PM
To: countycouncil@summitcounty.org
Subject: Dakota Pacific Development Plan

Hello,

I want to state my opposition to the Dakota Pacific Development Plan for the following reasons:

1. They have not earned my trust.

I attended the first session held by DP. First they made strange conclusions that the hundreds of houses would not generate traffic. Secondly, after they showed many pictures of parks and sidewalks and gathering areas, one Summit Council official asked about those areas. The DP rep blithely stated that DP was not doing any of those amenities--they were just showing possibilities that the county could add. Whoa! Talk about misleading!

2. The traffic nightmare. The Tech property was approved precisely because it did not create housing needs and constant traffic. This development is going to produce and lead to a greater nightmare of traffic congestion.

3. I do not see that Summit County will benefit AT ALL by approving this project. I see only a drain on the County: increased traffic, increased congestion, increased density, removal of green space where it is sorely needed, need for additional infrastructure, need for water when it is in short supply, and increase in needed services. Why would we want to approve such an inappropriate, intrusive, development?

4. Problems with "affordable housing" which the proponents tout. There are several issues here: the tiny sizes that severely limit the type of renter; the high cost of what is called "affordable housing," and who will qualify for the spaces.

Thanks for your consideration of the negative impacts to Summit County and I hope you will vote against the development.

Ethel Preston

Bridget Conway

From: FAYE SLETTOM <foxtrotfs@hotmail.com> on behalf of FAYE SLETTOM
Sent: Tuesday, October 26, 2021 11:48 AM
To: countycouncil@summitcounty.org
Subject: Dakota Pacific development project in the Tech Center Zone in Kimball Junction in Park City

We have not seen any plausible explanation for how this project will benefit the community that resides at or near Kimball Junction we hereby urge the County Council to **DECLINE the rezoning and redevelopment application** for the Dakota Pacific development project.

Faye Slettom
H: 435-649-3232
M: 435-640-1303

Bridget Conway

From: Glenn Dyer <duffydyer53@hotmail.com> on behalf of Glenn Dyer
Sent: Monday, October 25, 2021 11:43 AM
To: countycouncil@summitcounty.org
Subject: Dakota Pacific Development Project

Hello,

My name is Glenn Dyer. I live in Sun Peak at 2057 Mahre Dr.

I ask that you not approve the Dakota Pacific Development project that is adjacent to Skull Candy's site. There is way too much congestion in the kimbal Junction area as it is.

Thanks.

Sent from [Outlook](#)

Glenn Dyer

Author of *The Torch Betrayal*, *The Ultra Betrayal*, and the soon to be released *The Unquiet Genius*, all novels in the Conor Thorn Series. **You can [pre-order](#) the eBook of *The Unquiet Genius* now on Amazon!**



<https://www.facebook.com/GlennDyerAuthor/>

https://twitter.com/duffy_dyer

<https://www.instagram.com/glennduffydyer/>

www.glenndyer.net

Bridget Conway

From: Shawna Lambert <shawnalambert@aol.com> on behalf of Shawna Lambert
Sent: Friday, October 22, 2021 8:21 AM
To: mstevens@summitcounty.org; rarmstrong@summitcounty.org; dclyde@summitcounty.org; cfrobinson@summitcounty.org; gwright@summitcounty.org
Subject: Dakota Pacific Development should not be approved

All,

My family moved here in 1968 when Park City was peaceful. I moved back to the area in 2012 so that I could raise my son in this beautiful outdoor area with all that it has to offer. Traffic in/into Park City is horrible now and is making it so that I may not want to live here in the future. The proposed Dakota Pacific development project at the tech center in Kimball junction should not be approved as it will bring even more traffic to the already super congested area. The zoning should not be changed.

Thank you,
Shawna Lambert
shawnalambert@aol.com
3730 Wagon Wheel Way
Park City

Bridget Conway

From: Craig Kelly <craig.roger.kelly@gmail.com> on behalf of Craig Kelly
Sent: Wednesday, October 27, 2021 7:37 AM
To: publiccomments@summitcounty.org
Subject: Dakota Pacific Development

Dear Council,

I am writing to voice my strong opposition to the proposed development and zoning variances in the tech center area for the planned Dakota Pacific development, particularly phases 2 and 3.

Looking at the challenges facing our community after two years of extremely fast growth that has not slowed, I can understand the impulse to think that we can build ourselves out of the problems we face on water, traffic, workforce housing, overcrowded trails, and dead wildlife among others. I believe that is misguided.

Growth is the root cause of ALL of these problems, not the solution. While it's also foolish to think we can stop growth, we certainly don't have to accelerate it, and there's plenty that council can do to slow it down. There are also creative solutions to be had across all of these fronts that don't involve essentially irreversible decisions that continue us down the path of unsustainable growth that destroys much of what so many people, myself included, love about living in Summit County including the open space, summers at reservoirs that have water in them, and so much more.

I strongly urge you to reject this proposed development. Workforce and affordable housing are real problems that we need to address, but this development will only make our existing problems worse, while doing little or nothing to address those challenges.

Thank you,
Craig Kelly
Silvercreek resident

Bridget Conway

From: Your Jeremy Ranch neighbors <reply@rs.email.nextdoor.com> on behalf of Your Jeremy Ranch neighbors
Sent: Friday, October 22, 2021 7:51 AM
To: cferris@summitcounty.org
Subject: Dakota Pacific Development



Gary Peacock · Bitner

Dakota Pacific Development I want to call your attention to the proposed Dakota Pacific development project at the tech center in Kimball junction which is very close to being approved by the Summit... [See more](#)



57



35



Share



Ted Scarlett & 56 others replied

[View post](#)

This message is intended for cferris@summitcounty.org. [Unsubscribe here](#). Nextdoor, 420 Taylor Street, San Francisco, CA 94102

Bridget Conway

From: dkizer21@gmail.com
Sent: Friday, October 22, 2021 11:08 AM
To: dkizer21@gmail.com
Subject: Dakota Pacific Development

Hello Council Member,

I am a constituent and am writing to urge you to listen to the recommendation from the planning commission and not approve the Dakota pacific proposal. I agree with the planning commission's stance that the project does not provide enough public benefit to counteract the increased traffic and impact to the community. The far flung proposals (gondola, flyover interchange, etc) that Dakota Pacific has proposed are an attempt to flash a shiny object to distract from the blatant issues in there proposal and are in no way satisfactory to resolve these issues. The continued updates to the proposal from Dakota Pacific still leaving far short or the needed public benefit for the substantial rezoning and density they are looking for. As a community we must demand better.

Best,

David Kizer
8679 Saddleback Cir
Park City, UT 84098
435-901-0521

From: Maya McSpadden
Sent: Mon, 25 Oct 2021 10:11:57 -0600
To: mstevens@summitcounty.org
Subject: Dakota Pacific Development

Dear Summit County Council member,

I sincerely request that you do not approve the Dakota Pacific Project in Kimball Junction. This project will add water burden, traffic congestion, and will further stress the employment pool. Adding another hotel, homes, and supermarkets does not benefit the residents of Park City. While they may add some jobs, there is already a deficit of employees and affordable housing to support existing businesses. Housing has become so unaffordable that our service workers, educators, firefighters, etc are being pushed out of the community and there is little to draw workers to commute into our town. Our community needs more affordable workforce housing, and more services such as child care centers, camps, etc for existing residents, not more nightly rentals. Kimball Junction can not handle the current traffic and the proposed traffic mitigation strategies, including the flyover, have not been adequately vetted or funding secured. We need to address current infrastructure issues before another community/project can be considered.

I strongly oppose the Dakota Pacific Project and encourage you to do the same.

--

Maya McSpadden, MPA, PA-C

From: John Concannon
Sent: Sun, 24 Oct 2021 15:44:57 -0600
To: gwright@summitcounty.org
Subject: Dakota Pacific Development

Glen,

I hope you're well.

I am deeply concerned about the massive nature of the Dakota Pacific Development proposal in Kimball Junction. I have the following questions.

- Is the traffic mitigation plan funded? If so, when will it be completed?
- What is the availability for water for this project? Where would it be coming from?

Are you for or against changing the current development rights for this site?

Warm Regards,
John Concannon
435-640-3396

From: Maya McSpadden
Sent: Mon, 25 Oct 2021 10:12:38 -0600
To: rarmstrong@summitcounty.org
Subject: Dakota Pacific Development

Dear Summit County Council member,

I sincerely request that you do not approve the Dakota Pacific Project in Kimball Junction. This project will add water burden, traffic congestion, and will further stress the employment pool. Adding another hotel, homes, and supermarkets does not benefit the residents of Park City. While they may add some jobs, there is already a deficit of employees and affordable housing to support existing businesses. Housing has become so unaffordable that our service workers, educators, firefighters, etc are being pushed out of the community and there is little to draw workers to commute into our town. Our community needs more affordable workforce housing, and more services such as child care centers, camps, etc for existing residents, not more nightly rentals. Kimball Junction can not handle the current traffic and the proposed traffic mitigation strategies, including the flyover, have not been adequately vetted or funding secured. We need to address current infrastructure issues before another community/project can be considered.

I strongly oppose the Dakota Pacific Project and encourage you to do the same.

--

Maya McSpadden, MPA, PA-C

From: smart1955
Sent: Sun, 24 Oct 2021 01:26:25 -0600
To: countycouncil@summitcounty.org
Subject: Dakota Pacific Development
Importance: Normal

I reside in Jeremy Ranch and am opposed to the large development being proposed in the Kimball Junction tech area. I am obviously concerned about making traffic worse than it already is, and you need to get input from the existing taxpayers. I believe you will find the majority of people are opposed to further development in this area.

Susan Martini

Sent from my Verizon, Samsung Galaxy smartphone

From: John Concannon
Sent: Sun, 24 Oct 2021 15:40:43 -0600
To: mstevens@summitcounty.org
Subject: Dakota Pacific Development

Malena,

I hope you're well.

I am deeply concerned about the massive nature of the Dakota Pacific Development proposal in Kimball Junction. I have the following questions.

- Is the traffic mitigation plan funded? If so, when will it be completed?
- What is the availability for water for this project? Where would it be coming from?

Are you for or against changing the current development rights for this site?

Warm Regards,
John Concannon
435-640-3396

From: **Joshua Gordon** <joshua.sk.gordon@gmail.com>
To: **countycouncil@summitcounty.org** <countycouncil@summitcounty.org>
Subject: Dakota Pacific Development
Date: 22.10.2021 18:01:34 (+02:00)

Dear Council Members,

I want to add my voice to those strongly objecting to the proposed residential project in/around the current Kimball Junction tech center.

I am full time resident and home owner in Lower Pinebrook. The size and scope of this project will bring an unsustainable increase in population to the Kimball Junction area. The attendant issues of traffic and water use alone are more than daunting. I fear that the negative impact to the quality of life of those living in the area will be significant.

There seemed to be no shortage of development in the greater PC area. From the Jornanelle/Mayflower (yes, Wasatch Co) to Lincoln Station and Discovery, building is happening everywhere. While unrealistic to say there should be no growth, at some point common sense must be applied. Will our limited roads support this much traffic, will our schools support this many students, will our drying reservoirs hold enough water?

The list goes on.

I strongly urge the Council to reject this project.

Respectfully,

Joshua Gordon
Pinebrook

Sent from my iPhone

From: **John Concannon** <jtcon945@gmail.com>
To: **dclyde@summitcounty.org** <dclyde@summitcounty.org>
Subject: Dakota Pacific Development
Date: 24.10.2021 15:43:54 (+02:00)

Doug,

I hope you're well.

I am deeply concerned about the massive nature of the Dakota Pacific Development proposal in Kimball Junction. I have the following questions.

- Is the traffic mitigation plan funded? If so, when will it be completed?
- What is the availability for water for this project? Where would it be coming from?

Are you for or against changing the current development rights for this site?

Warm Regards,
John Concannon
435-640-3396

From: **charles otterman** <g.pa.rips@hotmail.com>
To: **countycouncil@summitcounty.org** <countycouncil@summitcounty.org>
Subject: Dakota Pacific Development
Date: 22.10.2021 13:31:43 (+02:00)

We have learned there is a request to amend the general plan to allow this company to build high density rental units at the Tech Center at Kimball Junction.

We urge you to refuse this request for many reasons. Two of the major ones are:

Kimball Junction is already a traffic nightmare and adding more housing to the area is unconscionable. We have water issue, infra-structure problems, elementary schools in demand... And these are NON-tax paying units.

We have ample supermarkets in the area as well as other commercial businesses and do not need more at that location.

Why don't they look at Richardsons Flats area? All the building going on around the Jordanelle, Deer Valley, etc. sure could use those amenities.

Thank you for watching out for the residents of Park City/Summit County who live here and fight the traffic issues growth brings.

Charles and Mary Otterman

From: **John Concannon** <jtcon945@gmail.com>
To: **cfrobinson@summitcounty.org** <cfrobinson@summitcounty.org>
Subject: Dakota Pacific Development
Date: 24.10.2021 15:44:35 (+02:00)

Chris,

I hope you're well.

I am deeply concerned about the massive nature of the Dakota Pacific Development proposal in Kimball Junction. I have the following questions.

- Is the traffic mitigation plan funded? If so, when will it be completed?
- What is the availability for water for this project? Where would it be coming from?

Are you for or against changing the current development rights for this site?

Warm Regards,
John Concannon
435-640-3396

From: **Yasmin Aga Khan** <yasminagakhan@gmail.com>
To: **mstevens@summitcounty.org** <mstevens@summitcounty.org>
Subject: Dakota Pacific Development
Date: 25.10.2021 15:39:13 (+02:00)

Dear Malena Stevens,

I am a very long-time resident of Park City dating back to 1994. And first came here in 1986. I implore you not to vote for the massive Dakota Pacific Development in the Tech Center area. This project is not consistent with the approved land use. Please do not clutter our already overflowing community. By voting yes, you will destroy the beauty of our Park City way of life. Find another area.

Respectfully,
Yasmin Aga Khan

From: **Maureen Murtaugh** <maureen.murtaugh@gmail.com>
To: **dclyde@summitcounty.org** <dclyde@summitcounty.org>
Subject: Dakota Pacific Development
Date: 25.10.2021 11:50:32 (+02:00)



Dear Doug,

I am writing to express my concerns (opposition to) about the proposed Dakota Pacific Development. I have been a Summit County resident for just shy of 19 years. Traffic in and around the Kimball junction area is increasingly an issue. Adding a project with density is certainly going to increase the traffic issues.

Is the traffic mitigation plan funded and when will it be completed? I urge you not to approve the project until traffic abatement is completed. Furthermore, I have concerns about a fly-over which will freeze more quickly than surface roads. We have many drivers who visit and are not familiar with the hazards of winter driving.

Please preserve the livability and visitability of Park City. Creating traffic gridlock is not how to do it.

Maureen Murtaugh
Deer Lake Village

From: **Yasmin Aga Khan** <yasminagakhan@gmail.com>
To: **gwright@summitcounty.org** <gwright@summitcounty.org>
Subject: Dakota Pacific Development
Date: 25.10.2021 18:59:41 (+02:00)

Dear Glen Wright,

I am a long-time resident of Park City dating back to 1094 and first came here in 1986.

I implore you not to vote for the massive Dakota Pacific Development in the Tech Center. This project is not consistent with the approved land use. Please do not clutter our already overflowing community. By voting yes, you will destroy the beauty of our Park City way of life. Find another area please.

Respectfully, Yasmin Aga Khan

From: **Yasmin Aga Khan** <yasminagakhan@gmail.com>
To: **dcllyde@summitcounty.org** <dcllyde@summitcounty.org>
Subject: Dakota Pacific Development
Date: 25.10.2021 18:10:35 (+02:00)

Dear Doug Clyde,

I am a long-time resident of Park City dating back to 1994 and first came here in 1986.

I implore you not to vote for the massive Dakota Pacific Development in the Tech Center area.

This project is not consistent with the approved land use. Please do not clutter our already overflowing community. By voting yes, you will destroy the beauty of our Park City way of life. Find another area.

Respectfully, Yasmin Aga Khan

From: **Yasmin Aga Khan** <yasminagakhan@gmail.com>
To: **cfrobinson@summitcounty.org** <cfrobinson@summitcounty.org>
Subject: Dakota Pacific Development
Date: 25.10.2021 18:51:01 (+02:00)

Dear Chris Robinson,

I am a very long-time resident of Park City dating back to 1994 and first came here in 1986.

I implore you not to vote for the massive Dakota Pacific Development in the Tech Center area. This project is not consistent with the approved land use. Please do not clutter our already overflowing community. By voting yes, you will destroy the beauty of our Park City way of life. Find another area please.

Respectfully, Yasmin Aga Khan

From: **Maya McSpadden** <maya.mcspadden@gmail.com>
To: **dclyde@summitcounty.org** <dclyde@summitcounty.org>
Subject: Dakota Pacific Development
Date: 25.10.2021 10:13:16 (+02:00)

Dear Summit County Council member,

I sincerely request that you do not approve the Dakota Pacific Project in Kimball Junction. This project will add water burden, traffic congestion, and will further stress the employment pool. Adding another hotel, homes, and supermarkets does not benefit the residents of Park City. While they may add some jobs, there is already a deficit of employees and affordable housing to support existing businesses. Housing has become so unaffordable that our service workers, educators, firefighters, etc are being pushed out of the community and there is little to draw workers to commute into our town. Our community needs more affordable workforce housing, and more services such as child care centers, camps, etc for existing residents, not more nightly rentals. Kimball Junction can not handle the current traffic and the proposed traffic mitigation strategies, including the flyover, have not been adequately vetted or funding secured. We need to address current infrastructure issues before another community/project can be considered.

I strongly oppose the Dakota Pacific Project and encourage you to do the same.

--

Maya McSpadden, MPA, PA-C

From: **Maya McSpadden** <maya.mcspadden@gmail.com>
To: **gwright@summitcounty.org** <gwright@summitcounty.org>
Subject: Dakota Pacific Development
Date: 25.10.2021 10:14:36 (+02:00)

Dear Summit County Council member,

I sincerely request that you do not approve the Dakota Pacific Project in Kimball Junction. This project will add water burden, traffic congestion, and will further stress the employment pool. Adding another hotel, homes, and supermarkets does not benefit the residents of Park City. While they may add some jobs, there is already a deficit of employees and affordable housing to support existing businesses. Housing has become so unaffordable that our service workers, educators, firefighters, etc are being pushed out of the community and there is little to draw workers to commute into our town. Our community needs more affordable workforce housing, and more services such as child care centers, camps, etc for existing residents, not more nightly rentals. Kimball Junction can not handle the current traffic and the proposed traffic mitigation strategies, including the flyover, have not been adequately vetted or funding secured. We need to address current infrastructure issues before another community/project can be considered.

I strongly oppose the Dakota Pacific Project and encourage you to do the same.

--

Maya McSpadden, MPA, PA-C

From: **Andrea Sprole** <andreasprole@gmail.com>
mstevens@summitcounty.org <mstevens@summitcounty.org>;
rarmstrong@summitcounty.org <rarmstrong@summitcounty.org>;
To: **dclyde@summitcounty.org** <dclyde@summitcounty.org>;
cfrobinson@summitcounty.org <cfrobinson@summitcounty.org>;
gwright@summitcounty.org <gwright@summitcounty.org>
Subject: NO Dakota Pacific Project
Date: 25.10.2021 08:20:37 (+02:00)

To the Summit County members:

I am a very concerned resident of Pinebrook and am completely appalled at this proposed project that seems to have come out of nowhere - as far as the public is concerned. For the below and many other reasons, this project should absolutely not be allowed to happen. It will only exacerbate the already overcrowded Kimball Junction area, traffic, and increase water usage which is pitifully poor etc. For the good of the county, please do not let this happen and ruin this community.

I list below at least 8 reasons why this project should be voted down.

1. This is not a work force driven project, it's a major neighborhood. Only 330 work force units out of 1100 and most of the 2M sq ft includes hotels and supermarkets that far outweighs the work force units
2. This project will create major traffic problems throughout Kimball Junction. Adding 3000 residents and 4000 vehicles is too much for an already overloaded area.
3. The traffic mitigation plan is not aligned with the development phase dates. The flyover will cost at least \$130M and will take 7 years if it gets approved and built on schedule which never happens when the government is controlling the project
4. Workforce housing will not be affordable for the bottom earning workers and we don't have any estimates yet because we don't have updated AMI numbers yet.
5. Where is the water going to come from for this and other development projects? We are in a drought and we will have to supply water to more than 3000 new residents?
6. The new load of residents in the Kimball junction will crush the local infrastructure and the only solution to that is build more? Insanity.
7. Its not the County Councils responsibility to provide work force housing for the businesses in Park City. The businesses should provide more compensation and build housing in Kamas or rural areas of Summit County. The commute is not the real issue, it's the pay the businesses pay workers. If they can't afford it then they should be in some other business. Also provide bus transportation for commutes paid for by the businesses.
8. The motive for the Country Council to approve this is unknown, they have not demonstrated any benefit to the residents of the greater Park City area. They may be influenced by powerful forces outside Park City in Salt Lake or the state of Utah.

Sincerely,
Andrea Sprole

From: **Jennifer Brown** <jennbenn@comcast.net>
To: **countycouncil@summitcounty.org** <countycouncil@summitcounty.org>
Subject: No on Dakota Pacific Project
Date: 26.10.2021 19:06:53 (+02:00)

Dear Summit County Council,

As a long time resident, I'm against the proposed amendments to the 2008 Summit Research Park Development Agreement.

I believe that there is sufficient shopping, restaurants, and dwellings currently at our already over congested Kimball Junction. Diverting from the previous plan to add even more residences and traffic is to the financial benefit only of the applicant, Dakota Pacific, at this time. Kimball Junction does not need to be built out to capacity as soon as possible.

Please keep this area a tech/business park for future employment needs of our existing community, not creating further problems by adding additional population needing even more infrastructure and adding congestion.

Short-term development gains have consistently resulted in long-term infrastructure nightmares for our small but popular locale. If you approve this change, Summit County Council will be compounding the problem, not solving it.

Thank you for your time,
Jenn Brown
1319 Quail Meadows Rd
Park City, UT 84098

From: **laurie Parkinson** <mccallsmama@yahoo.com>
mstevens@summitcounty.org <mstevens@summitcounty.org>;
rarmstrong@summitcounty.org <rarmstrong@summitcounty.org>;
To: **dclyde@summitcounty.org** <dclyde@summitcounty.org>;
cfrobinson@summitcounty.org <cfrobinson@summitcounty.org>;
gwright@summitcounty.org <gwright@summitcounty.org>
Subject: NO to Dakota Pacific Development
Date: 25.10.2021 15:56:26 (+02:00)

Hello,

I am a Park city resident writing to express my strong disapproval of the Dakota Pacific Development project for Kimball Junction. Please see my reasons below.

Thank you,

Laurie Parkinson

1. This is not a work force driven project, it's a major neighborhood. Only 330 work force units out of 1100 and most of the 2M sq ft includes hotels and supermarkets that far outweighs the work force units
2. This project will create major traffic problems throughout Kimball Junction. Adding 3000 residents and 4000 vehicles is too much for an already overloaded area.
3. The traffic mitigation plan is not aligned with the development phase dates. The flyover will cost at least \$130M and will take 7 years if it gets approved and built on schedule which never happens when the government is controlling the project
4. Workforce housing will not be affordable for the bottom earning workers and we don't have any estimates yet because we don't have updated AMI numbers yet.
5. Where is the water going to come from for this and other development projects? We are in a drought and we will have to supply water to more than 3000 new residents?
6. The new load of residents in the Kimball junction will crush the local infrastructure and the only solution to that is build more? Insanity.
7. Its not the County Councils responsibility to provide work force housing for the businesses in Park City. The businesses should provide more compensation and build housing in Kamas or rural areas of Summit County. The commute is not the real issue, it's the pay the businesses pay workers. If they can't afford it then they should be in some other business. Also provide bus transportation for commutes paid for by the businesses.
8. The motive for the Country Council to approve this is unknown, they have not demonstrated any benefit to the residents of the greater Park City area. They may be influenced by powerful forces outside Park City in Salt Lake or the state of Utah.

From: **Craig** <newprimo@gmail.com>
To: **countycouncil@summitcounty.org** <countycouncil@summitcounty.org>
Subject: NO to Dakota Pacific Development
Date: 25.10.2021 22:09:03 (+02:00)

I am a FULL TIME and LONG TIME resident of the county. I live in Ranch Place. Under NO circumstances do I want you to vote to allow Dakota Pacific Development to amend the tech center plan. Not one change. I'm not swayed by their 300 workforce housing units. It's absolutely not worth the 4,000 cars in an area that was only built for ½ of that! Why aren't the workers taking the red/white/blue bus from SLC for \$3? It would be cheaper to PAY them to ride that than to pursue this unending circle of approving major developments for a few workforce units.

There is no single issue that is more important to me or the three other voters who live in my home. Please vote NO!

Craig Primo
949.533.4465

From: **Brett Parkinson** <parkyjuni@yahoo.com>
mstevens@summitcounty.org <mstevens@summitcounty.org>;
rarmstrong@summitcounty.org <rarmstrong@summitcounty.org>;
To: **dclyde@summitcounty.org** <dclyde@summitcounty.org>;
cfrobinson@summitcounty.org <cfrobinson@summitcounty.org>;
gwright@summitcounty.org <gwright@summitcounty.org>
Subject: NO to Dakota Pacific Development
Date: 25.10.2021 19:12:08 (+02:00)

To whom it may concern,

I am a Park city resident and I am very concerned about and disapprove of the Dakota Pacific Development project currently planned for Kimball Junction. Following are the bases for my concern:

1. This is not a work force driven project, it's a major neighborhood. Only 330 work force units out of 1100 and most of the 2M sq ft includes hotels and supermarkets that far outweighs the work force units
2. This project will create major traffic problems throughout Kimball Junction. Adding 3000 residents and 4000 vehicles is too much for an already overloaded area.
3. The traffic mitigation plan is not aligned with the development phase dates. The flyover will cost at least \$130M and will take 7 years if it gets approved and built on schedule which never happens when the government is controlling the project
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8. The motive for the Country Council to approve this is unknown, they have not demonstrated any benefit to the residents of the greater Park City area. They may be influenced by powerful forces outside Park City in Salt Lake or the state of Utah.

Please let me know if you have any questions.

Brett Parkinson

From: **Susan Primo** <susanprimo@gmail.com>
To: **countycouncil@summitcounty.org** <countycouncil@summitcounty.org>
Subject: NO to Dakota Pacific Development
Date: 25.10.2021 15:52:58 (+02:00)

I am a full time resident of Park City in the Snyderville Basin. I do **not** want the Dakota Pacific Development for a multitude of reasons. This area cannot handle 3,000 plus another hotel etc. This plan is ill conceived as no \$ goes to infrastructure, schools, etc.

I do support the tech/business center. PC needs to diversify its economic focus outside of ski/snow/resort town.

NO to Dakota Pacific REdevelopment.

Thank you,

Susan Primo
1621 Cutter Lane
Park City UT 84098

From: **McCall Parkinson** <mccallparkinson@gmail.com>
mstevens@summitcounty.org <mstevens@summitcounty.org>;
rarmstrong@summitcounty.org <rarmstrong@summitcounty.org>;
To: **dclyde@summitcounty.org** <dclyde@summitcounty.org>;
cfrobinson@summitcounty.org <cfrobinson@summitcounty.org>;
gwright@summitcounty.org <gwright@summitcounty.org>
Subject: NO to Dakota Pacific Development
Date: 25.10.2021 10:24:56 (+02:00)

Hello,

I am a Park city resident writing to express my strong disapproval of the Dakota Pacific Development project for Kimball Junction. Please see my reasons below.

Thank you,

McCall Parkinson

1. This is not a work force driven project, it's a major neighborhood. Only 330 work force units out of 1100 and most of the 2M sq ft includes hotels and supermarkets that far outweighs the work force units
2. This project will create major traffic problems throughout Kimball Junction. Adding 3000 residents and 4000 vehicles is too much for an already overloaded area.
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8. The motive for the Country Council to approve this is unknown, they have not demonstrated any benefit to the residents of the greater Park City area. They may be influenced by powerful forces outside Park City in Salt Lake or the state of Utah.

From: **Bode Parkinson** <bode.parkinson@gmail.com>
mstevens@summitcounty.org <mstevens@summitcounty.org>;
rarmstrong@summitcounty.org <rarmstrong@summitcounty.org>;
To: **dclyde@summitcounty.org** <dclyde@summitcounty.org>;
cfrobinson@summitcounty.org <cfrobinson@summitcounty.org>;
gwright@summitcounty.org <gwright@summitcounty.org>
Subject: No to Dakota Pacific Development
Date: 25.10.2021 22:24:07 (+02:00)

Hello,

I am a Park city resident writing to express my strong disapproval of the Dakota Pacific Development project for Kimball Junction. Please see my reasons below.

Thank you,

Bode Parkinson

1. This is not a work force driven project, it's a major neighborhood. Only 330 work force units out of 1100 and most of the 2M sq ft includes hotels and supermarkets that far outweighs the work force units
2. This project will create major traffic problems throughout Kimball Junction. Adding 3000 residents and 4000 vehicles is too much for an already overloaded area.
3. The traffic mitigation plan is not aligned with the development phase dates. The flyover will cost at least \$130M and will take 7 years if it gets approved and built on schedule which never happens when the government is controlling the project
4. Workforce housing will not be affordable for the bottom earning workers and we don't have any estimates yet because we don't have updated AMI numbers yet.
5. Where is the water going to come from for this and other development projects? We are in a drought and we will have to supply water to more than 3000 new residents?
6. The new load of residents in the Kimball junction will crush the local infrastructure and the only solution to that is build more? Insanity.
7. Its not the County Councils responsibility to provide work force housing for the businesses in Park City. The businesses should provide more compensation and build housing in Kamas or rural areas of Summit County. The commute is not the real issue, it's the pay the businesses pay workers. If they can't afford it then they should be in some other business. Also provide bus transportation for commutes paid for by the businesses.
8. The motive for the Country Council to approve this is unknown, they have not demonstrated any benefit to the residents of the greater Park City area. They may be influenced by powerful forces outside Park City in Salt Lake or the state of Utah.

From: **Jennifer Brown** <jennbenn@comcast.net>
To: **publiccomments@summitcounty.org** <publiccomments@summitcounty.org>
Subject: No to Dakota Pacific Project
Date: 26.10.2021 19:09:33 (+02:00)

Dear Summit County Council,

As a long time resident, I'm against the proposed amendments to the 2008 Summit Research Park Development Agreement.

I believe that there is sufficient shopping, restaurants, and dwellings currently at our already over congested Kimball Junction. Diverting from the previous plan to add even more residences and traffic is to the financial benefit only of the applicant, Dakota Pacific, at this time. Kimball Junction does not need to be built out to capacity as soon as possible.

Please keep this area a tech/business park for future employment needs of our existing community, not creating further problems by adding additional population needing even more infrastructure and adding congestion.

Short-term development gains have consistently resulted in long-term infrastructure nightmares for our small but popular locale. If you approve this change, Summit County Council will be compounding the problem, not solving it.

Thank you for your time,
Jenn Brown

From: **Charles Cunningham** <cwcunning@gmail.com>
To: **gwright@summitcounty.org** <gwright@summitcounty.org>
Subject: NO to Dakota Pacific proposal
Date: 26.10.2021 19:40:42 (+02:00)

Hello Council Member Wright —

My wife and I are strongly opposed to the Dakota Pacific proposal. The impact on traffic, schools, and infrastructure will be dramatic. The Kimball Junction intersections are already overloaded, our schools are near or at capacity, and the impact on our water supply will be significant. This is the wrong idea and the wrong time!

Charles and Gretchen Cunningham

Snyderville Basin

From: **Charles Cunningham** <cwcunning@gmail.com>
To: **gwright@summitcounty.org** <gwright@summitcounty.org>
Subject: NO to Dakota Pacific proposal
Date: 26.10.2021 19:40:42 (+02:00)

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Charles and Gretchen Cunningham

Snyderville Basin

From: **Charles Cunningham** <cwcunning@gmail.com>
To: **rarmstrong@summitcounty.org** <rarmstrong@summitcounty.org>
Subject: NO to Dakota Pacific proposal
Date: 26.10.2021 19:39:37 (+02:00)

Hello Council member Armstrong --

My wife and I are strongly opposed to the Dakota Pacific proposal. The impact on traffic, schools, and infrastructure will be dramatic. The Kimball Junction intersections are already overloaded, our schools are near or at capacity, and the impact on our water supply will be significant. This is the wrong idea and the wrong time!

Charles and Gretchen Cunningham

Snyderville Basin

From: **Kara Lane** <karabus24@gmail.com>
To: **County Council** <CountyCouncil@summitcounty.org>
Subject: No to Dakota Pacific!
Date: 01.11.2021 12:39:23 (+01:00)

Dear Councilors Wright, Armstrong, Robinson, Stevens, and Clyde:

Respectfully, please listen to your constituents and pump the breaks on approving the Dakota Pacific development. Our county has one chance to develop this fantastic piece land (or not) in a wonderful and meaningful way that serves the community and not just the developer. Development certainly cannot occur prior to , approved and funded (not hoped for) traffic mitigation and installation of appropriate infrastructure! Availability of water should also be confirmed in any land use decision. Please, use your heads. You are expected to be a reasonable representatives of this community.

You are under No obligation at all to approve a rezone- otherwise, why even have zoning laws? Approval under the guise of affordable housing rings very hollow on this one, and the community knows it. If affordable housing is the true goal of council, start by reducing or eliminating nightly housing permits and then investors (of which I am also one) and second homeowners would return to long term rentals (of which I do) and more housing inventory would hit the market. Let the resorts cover the nightly market. This has been done in tourist areas like Santa Monica, CA. that incurred similar negative effects to livability in the community.

Councilors, it is your civic duty to make representative decisions for the quality of life in our community and not cede to pressure from special interest groups. We implore you not take this lightly and say No to Dakota Pacific.

Sincerely,
Kara and Tom Lane

Sent from my iPhone

Sent from my iPhone

From: **M. Alex Natt** <alex@nattlawoffices.com>
To: **publiccomments@summitcounty.org** <publiccomments@summitcounty.org>
Subject: No to Dakota Pacific
Date: 25.10.2021 11:32:05 (+02:00)

This proposal to change the use of the tech center parcel should be denied. There is already too much entitled land in the Basin already. The Canyon spa alone is yet to be built out. There's no rush to fill that land. And we don't have enough water to support more residents.

Just say no to this proposal. It's wrong for the Basin.

From: **Pete Van Stee** <pmvanstee@icloud.com>
mstevens@summitcounty.org <mstevens@summitcounty.org>;
rarmstrong@summitcounty.org <rarmstrong@summitcounty.org>;
To: **dclyde@summitcounty.org** <dcllyde@summitcounty.org>;
cfrobinson@summitcounty.org <cfrobinson@summitcounty.org>;
gwright@summitcounty.org <gwright@summitcounty.org>
Subject: NO to Dakota Pacific
Date: 26.10.2021 14:17:21 (+02:00)

Hello County Council,

I just want to add my name to the growing list of opposition to the Dakota Pacific development. The proposal will simply add to the congestion which already chokes Kimball Junction. This is a development which is not needed and is unsuitable for the area. What is needed? High tech and high salary industries to ensure economic viability and vitality on a local level. This parcel is uniquely suited to that type of business development. With its highly valuable and sought after location, this is certainly an excellent alternative to the Dakota Pacific project and will provide economic enhancement, employment and tax revenue to the region for years.

Thanks for reading,

Pete Van Stee
3087 Creek Rd
Park City, UT 84098

From: **Katie Johnson** <dancing_4him@yahoo.com>
To: **publiccomments@summitcounty.org** <publiccomments@summitcounty.org>
Subject: NO to Dakota Pacific's proposed plan for the tech center
Date: 25.10.2021 10:02:38 (+02:00)

As a long time Summit County Resident, I am vehemently opposed to the proposed project. It is incredibly irresponsible. As Council Members, YOU represent the community. If the community says no, YOU say no! You do not work for the developers, their friends, non summit county residents and large corporations. If Vail and Walmart need low income housing, Vail and Walmart need to bear the burden of providing it. It is not fair for the rest of the community to suffer so they can continue to pay unlivable wages!

A few of the MANY problems with this development...

Water! This summer a major headline was MASSIVE DROUGHT! There isn't enough water to support the current residences and businesses. Ranches were unable to water their farms. Clearly adding an additional 3,000 residence, businesses, supermarket, and possible hotel will make it much worse!

Traffic! Sure, UDOT has said that maybe they could build a flyover...best case scenario it would take 6 years to build at a ridiculous price...that would also be passed on the locals!

This project in no way attempts to solve the "affordable housing" issue. It once again lines the pockets of developers while destroying the very thing that makes summit county a place people want to live!

The people who voted for you say "NO!", it is your responsibility to vote in line with your constituents!

Katie Johnson
Summit County resident

From: **Todd Marlin** <todd.j.marlin@icloud.com>
To: **rarmstrong@summitcounty.org** <rarmstrong@summitcounty.org>
Subject: Open space preservation
Date: 19.09.2021 09:30:14 (+02:00)

Good morning Roger.

My name is Todd Marlin. I am a Summit County resident who lives near Kimball Junction.

I read about the proposed plan to acquire farm land on the east side of Summit. I believe it is important to continue to preserve open space as a method toward driving responsible development.

I wanted to raise for your consideration the idea of doing so with the Tech Center land near Kimball. The developer is looking for variances as you know. That land in my opinion is the gateway to Park City. I think the town should strongly consider acquiring it and establishing it as open space.

Thanks for considering my suggestion.

Regards,

Todd

845 269 7076

Sent from my iPhone

From: **susan kutcher** <sekutcher@yahoo.com>
To: **countycouncil@summitcounty.org** <countycouncil@summitcounty.org>
Subject: OPPOSED Dakota Pacific project at Kimball Junction.
Date: 25.10.2021 23:35:14 (+02:00)

Kimball Junction property was zoned for jobs =not residence.

Who will pay for addition class room space for resident's children?

Where will the additional water come from?

Who is rebuilding the roads to accommodate this large increase in population?

Thank you,

Susan Kutcher
900 Bitner Road
Park City, UT

From: **Kimberly Holmes** <holmes2@me.com>
To: **gwright@summitcounty.org** <gwright@summitcounty.org>
Subject: opposed to Dakota Pacific development
Date: 27.10.2021 07:50:51 (+02:00)

Hello,

We are writing as a long-time resident of Pinebrook - 30 years.

We're opposed to the Dakota Pacific development and urge you to vote against approval of the development.

The traffic impacts will lower our quality of life in the Snyderville basin and cause increasing traffic issues in the years to come.

Thank you, Kim & Steve Holmes

Sent from iPhone

From: **Kimberly Holmes** <holmes2@me.com>
To: **cfrobinson@summitcounty.org** <cfrobinson@summitcounty.org>
Subject: opposed to Dakota Pacific development
Date: 27.10.2021 07:49:48 (+02:00)

Hello,

We are writing as a long-time resident of Pinebrook - 30 years.

We're opposed to the Dakota Pacific development and urge you to vote against approval of the development.

The traffic impacts will lower our quality of life in the Snyderville basin and cause increasing traffic issues in the years to come.

Thank you, Kim & Steve Holmes

Sent from iPhone

From: **Kimberly Holmes** <holmes2@me.com>
To: **mstevens@summitcounty.org** <mstevens@summitcounty.org>
Subject: opposed to Dakota Pacific Development
Date: 27.10.2021 07:47:20 (+02:00)

Hello,

We are writing as a long-time resident of Pinebrook - 30 years.

We're opposed to the Dakota Pacific development and urge you to vote against approval of the development.

The traffic impacts will lower our quality of life in the Snyderville basin and cause increasing traffic issues in the years to come.

Thank you, Kim & Steve Holmes

Sent from iPhone

From: **Kimberly Holmes** <holmes2@me.com>
To: **dclyde@summitcounty.org** <dclyde@summitcounty.org>
Subject: opposed to Dakota Pacific Development
Date: 27.10.2021 07:48:47 (+02:00)

Hello,

We are writing as a long-time resident of Pinebrook - 30 years.

We're opposed to the Dakota Pacific development and urge you to vote against approval of the development.

The traffic impacts will lower our quality of life in the Snyderville basin and cause increasing traffic issues in the years to come.

Thank you, Kim & Steve Holmes

Sent from iPhone

From: **Betsy Shotwell Smith** <shotwellsmith@gmail.com>
To: **mstevens@summitcounty.org** <mstevens@summitcounty.org>
Subject: Opposed to Dakota Pacific Development
Date: 27.10.2021 09:52:48 (+02:00)

My name is Elizabeth (Betsy) Shotwell Smith and I live in the Blackhawk Station community at Kimball Junction.

I have lived in Park City and Snyderville Basin for 35 years.

I am opposed to the re-zoning of Kimball Junction Technology Park property and the proposed Dakota Pacific Development at Kimball Junction.

I work at a retail business in the Iron Horse Drive area of Park City and regularly commute from Blackhawk Station, through Kimball Junction and into Park City. This past year I have seen the worst traffic at Kimball Junction in all my years in Park City and the surrounding area. Traffic jams causing literal gridlock have happened during both the winter and summer seasons. On any given day during the winter tourist season it's almost impossible to find a parking space at one of my three local grocery stores and I usually travel to Pinebrook for groceries. It appears from people posting their research online that traffic management and the Dakota Pacific project are NOT in alignment. In my opinion, not one more development can be supported at Kimball junction unless traffic management precedes the development. With local grocery shopping almost unreachable in Kimball Junction by the current local community, it seems to me this is the last place a multi-thousand-unit development should be placed.

There appears to be discussion about handling traffic at Kimball Junction, although UDOT plans and the Dakota Pacific development appear severely disconnected. As a multiple-times-per-week commuter beyond Kimball Junction I want to raise the issue that SR 224 between Kimball Junction and downtown Park City in no way can accommodate additional traffic. A couple points:

The park and ride at Ecker Hill appears to be a failure based on parking I've seen there during the last two ski seasons. It now appears to have been taken over by Hi Valley Transit as their operations center.

During the ski season, and multiple times during the summer when there were sports tournaments in town, traffic frequently has backups heading from Park City to Kimball Junction that reached as far back, or farther than The Canyons entrance, and traffic backups getting to the ski areas that was a continual backup from Kimball Junction to the ski areas. Not only can Kimball Junction not support additional residences, both from a shopping/living and traffic perspective, SR224 between Kimball Junction and downtown Park City and the ski areas cannot support it either. SR224 is already overloaded during both winter and summer tourist seasons. I cannot imagine my job being even harder to get to/from than it is now.

I'm not sure if any Summit County board members live in Kimball Junction or have to travel through it on a daily basis. The fact that discussions on Dakota Pacific have gotten as far as they have makes me think you do not. Not living the current impact of traffic and crowding at Kimball Junction that I do on a daily basis is the only reason I can come up.

I request your support in NOT approving a re-zoning of property at Kimball Junction and rejecting the Dakota Pacific Development

Betsy Shotwell Smith

Snowshoe Designs
- Interior Designer -

1044 Station Loop Rd
Park City, UT 84098
435.640.3341
shotwellsmith@gmail.com

From: **Allison Schwam** <allisonschwam@yahoo.com>
To: **CountyCouncil@summitcounty.org** <CountyCouncil@summitcounty.org>
Subject: Opposed to the Dakota Pacific Development
Date: 26.10.2021 16:38:43 (+02:00)

hi,

I'm concerned to hear that the Dakota Pacific Development proposal is a complete departure from the original intent of what the land was zoned for.

Two major issues I see as a local is 1) the traffic situation 2) lack of affordable housing. I cringe thinking about using beautiful open space for more retail space when other areas of Kimball Junction have open store fronts and I can't imagine that we *need* more hotel space.

The alternative usage other than a tech center that the community seems to really need is affordable housing, pedestrian friendly connected neighborhoods and traffic pattern solutions. Let's reject the fluff in this proposal and practice essentialism.

thank you for your time,

Allison

From: **Mark** <markdannydacia@comcast.net>
To: **dclyde@summitcounty.org** <dclyde@summitcounty.org>
Subject: Opposition to Dakota Pacific Development, Board Meeting 10/27/2021
Date: 26.10.2021 18:44:15 (+02:00)

My name is Mark Morgan and I live in the Blackhawk Station community at Kimball Junction. I have lived in the Jeremy Ranch, Pinebrook and Blackhawk Station neighborhoods for 27 years. I am adamantly opposed to the re-zoning of Kimball Junction Technology Park property and the proposed Dakota Pacific Development at Kimball Junction. I believe the development of un-sustainable housing is exactly the wrong way to enable community development and the expansion of the county's tax base. Additionally, after suffering through the worst traffic jams at Kimball Junction this past winter (even during a worldwide pandemic), it is clear the additional traffic cannot be supported, nor can the existing business infrastructure support this expansion.

During the previous ski season, and multiple times during the summer of 2021 when there were sports tournaments in town, traffic was worse than I have ever seen in my 27 years living at or near Kimball Junction. This includes traffic backups heading from Park City to Kimball Junction that reached as far back, or farther than The Canyons entrance, and traffic backups getting to the ski areas that was a continual backup from Kimball Junction to the ski areas. Many times, traffic heading from business/shopping areas to highway 224 was backed up beyond the roundabouts at Mountain America Credit Union, north of Smiths, and Walmart – ALL AT THE SAME TIME, bringing the junction to a virtual gridlock! With a potential (wishful?) traffic solution likely lagging the Dakota Pacific development by 9 or more years, if it happens at all, it can only be concluded that this development CANNOT be supported.

I believe the County had the right idea when they designated the land at Kimball Junction as a technology center. Furthermore, I believe economic and community development should be achieved by enabling businesses to move to the county. This should be the focus of the county's efforts, not fast-tracking developers wishes of another multi-thousand-unit development that has no ability to fit within the surrounding infrastructure. With the ever-increasing price of housing in the greater Park City/Kimball Junction area, companies with high paying, professional jobs must be drawn to the area, otherwise the growth of the community from the starter-home, young family-opportunity on-up will be lost forever. Please do not let someone lead you into thinking Dakota Pacific will enable low-income, or moderately priced housing. It will be marketed and priced based on the current comp's which show two and three-bedrooms in multi-family units at Kimball Junction already exceeding \$1-million.

Dakota Pacific is a flawed development proposition based on timing (UOT support), how the county should be approaching community development, and the ability of the surrounding infrastructure to absorb it without SIGNIFICANTLY impacting current Kimball Junction residents.

Lastly I would offer to County board members, if you do not live at Kimball Junction or beyond (Pinebrook, Jeremy Ranch, Summit Park) you truly will never understand the impact of your decision if you vote to approve this development.

Sincerely,
Mark Morgan
1044 Station Loop Rd
Park City, UT 84098

From: **Mark** <markdannydacia@comcast.net>
To: **mstevens@summitcounty.org** <mstevens@summitcounty.org>
Subject: Opposition to Dakota Pacific Development, Board Meeting 10/27/2021
Date: 26.10.2021 18:40:29 (+02:00)

My name is Mark Morgan and I live in the Blackhawk Station community at Kimball Junction. I have lived in the Jeremy Ranch, Pinebrook and Blackhawk Station neighborhoods for 27 years. I am adamantly opposed to the re-zoning of Kimball Junction Technology Park property and the proposed Dakota Pacific Development at Kimball Junction. I believe the development of un-sustainable housing is exactly the wrong way to enable community development and the expansion of the county's tax base. Additionally, after suffering through the worst traffic jams at Kimball Junction this past winter (even during a worldwide pandemic), it is clear the additional traffic cannot be supported, nor can the existing business infrastructure support this expansion.

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Park City, UT 84098

From: **Mark** <markdannydacia@comcast.net>
To: **gwright@summitcounty.org** <gwright@summitcounty.org>
Subject: Opposition to Dakota Pacific Development, Board Meeting 10/27/2021
Date: 26.10.2021 18:50:51 (+02:00)

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1044 Station Loop Rd
Park City, UT 84098

From: **Mark** <markdannydacia@comcast.net>
To: **rarmstrong@summitcounty.org** <rarmstrong@summitcounty.org>
Subject: Opposition to Dakota Pacific Development, Board Meeting 10/27/2021
Date: 26.10.2021 18:42:17 (+02:00)

My name is Mark Morgan and I live in the Blackhawk Station community at Kimball Junction. I have lived in the Jeremy Ranch, Pinebrook and Blackhawk Station neighborhoods for 27 years. I am adamantly opposed to the re-zoning of Kimball Junction Technology Park property and the proposed Dakota Pacific Development at Kimball Junction. I believe the development of un-sustainable housing is exactly the wrong way to enable community development and the expansion of the county's tax base. Additionally, after suffering through the worst traffic jams at Kimball Junction this past winter (even during a worldwide pandemic), it is clear the additional traffic cannot be supported, nor can the existing business infrastructure support this expansion.

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Sincerely,
Mark Morgan
1044 Station Loop Rd
Park City, UT 84098

From: **Joe Kindt** <jkindt08@gmail.com>
cfrobinson@summitcounty.org <cfrobinson@summitcounty.org>;
dclyde@summitcounty.org <dcllyde@summitcounty.org>;
To: **gwright@summitcounty.org** <gwright@summitcounty.org>;
mstevens@summitcounty.org <mstevens@summitcounty.org>;
rarmstrong@summitcounty.org <rarmstrong@summitcounty.org>
Subject: Opposition to Dakota project at Kimball Junction
Date: 25.10.2021 22:10:01 (+02:00)

Council members,

My understanding is that council is considering a land use change for the tech center at Kimball Junction to allow for a massive residential development. The I-80 SR 224 interchange is a failure. Have you not seen the disaster that already exists on 224 throughout ski season? An estimate from earlier this year pegs the improvements necessary as of today at \$110M. A project of this scale this close to that interchange would erase any opportunity that \$110M plan has to improve damage that has already been done by poor planing and unchecked development. The town we love is slowly being developed to death. The interchange must fixed and this project must be stopped before it starts. I am confident that few in our community would support a project of this scale anywhere near kimball junction if at all in western summit county.

This project will ruin the entrance to our town. Please vote no on the land use change.

Joe and Jill Kindt
Pinebrook

From: **Tom Kettell** <tom.kettell@gmail.com>
To: **rarmstrong@summitcounty.org** <rarmstrong@summitcounty.org>
Subject: Opposition to the Dakota Pacific Planned Community in Kimball Junction
Date: 26.10.2021 10:09:15 (+02:00)

Roger Armstrong,

I am writing you in opposition to the Dakota Pacific Planned Community in Kimball Junction. This project is not consistent with the approved land use for this 50-acre property which is why the Developer is seeking to get approval for a change in the land use. This means that YOU the County Council can in fact deny the Developer the requested change and the project will not go forward as currently envisioned. This success of this project is entirely dependent on the traffic mitigation plan which I believe to be entirely flawed. The Council proposes as a longer-term solution to build a flyover with UDOT that entails a minimum 7-year project that is currently not funded and is not on any 9 year planned construction projects list (STIP list) with UDOT. This project has the potential to disrupt and change our way of life here in the Park City area like no other project. I share the view of many that the County Council has not explained the benefits to the satisfaction of the residents and there is strong disapproval of this development among the property taxpayers and voters in the greater Park City area which the Council is totally ignoring.

The reasons for support among the Country Council is not fully understood but I believe there are powerful interests outside of the county that are influencing the Council vote for this project. I believe the vast majority of the people in the greater area of Park city in and around Kimball junction will not approve of the development once the massive scope of this project is understood.

It is important for the elected members of the county to remember that they serve the people of this county and not some outside interest. It doesn't take a genius to figure out that we do not have the infrastructure to support this. This county is already becoming overdeveloped and thus overcrowded and now we look to our county leadership to LEAD and make the right decisions for the people of Summit County and oppose this reckless development proposal.

Respectfully,

Tom Kettell
7341 Westview Draw
Park City, Utah 84098-6286

From: **Tom Kettell** <tom.kettell@gmail.com>
To: **mstevens@summitcounty.org** <mstevens@summitcounty.org>
Subject: Opposition to the Dakota Pacific Planned Community in Kimball Junction
Date: 26.10.2021 10:07:57 (+02:00)

Malena Stevens,

I am writing to you in opposition to the Dakota Pacific Planned Community in Kimball Junction. This project is not consistent with the approved land use for this 50-acre property which is why the Developer is seeking to get approval for a change in the land use. This means that YOU the County Council can in fact deny the Developer the requested change and the project will not go forward as currently envisioned. This success of this project is entirely dependent on the traffic mitigation plan which I believe to be entirely flawed. The Council proposes as a longer-term solution to build a flyover with UDOT that entails a minimum 7-year project that is currently not funded and is not on any 9 year planned construction projects list (STIP list) with UDOT. This project has the potential to disrupt and change our way of life here in the Park City area like no other project. I share the view of many that the County Council has not explained the benefits to the satisfaction of the residents and there is strong disapproval of this development among the property taxpayers and voters in the greater Park City area which the Council is totally ignoring.

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Respectfully,

Tom Kettell
7341 Westview Draw
Park City, Utah 84098-6286

From: **Tom Kettell** <tom.kettell@gmail.com>
To: **gwright@summitcounty.org** <gwright@summitcounty.org>
Subject: Opposition to the Dakota Pacific Planned Community in Kimball Junction
Date: 26.10.2021 10:14:02 (+02:00)

Glen Wright,

I am writing you in opposition to the Dakota Pacific Planned Community in Kimball Junction. This project is not consistent with the approved land use for this 50-acre property which is why the Developer is seeking to get approval for a change in the land use. This means that YOU the County Council can in fact deny the Developer the requested change and the project will not go forward as currently envisioned. This success of this project is entirely dependent on the traffic mitigation plan which I believe to be entirely flawed. The Council proposes as a longer-term solution to build a flyover with UDOT that entails a minimum 7-year project that is currently not funded and is not on any 9 year planned construction projects list (STIP list) with UDOT. This project has the potential to disrupt and change our way of life here in the Park City area like no other project. I share the view of many that the County Council has not explained the benefits to the satisfaction of the residents and there is strong disapproval of this development among the property taxpayers and voters in the greater Park City area which the Council is totally ignoring.

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Respectfully,

Tom Kettell
7341 Westview Draw
Park City, Utah 84098-6286

From: **Tom Kettell** <tom.kettell@gmail.com>
To: **dclyde@summitcounty.org** <dclyde@summitcounty.org>
Subject: Opposition to the Dakota Pacific Planned Community in Kimball Junction
Date: 26.10.2021 10:10:23 (+02:00)

Doug Clyde,

I am writing you in opposition to the Dakota Pacific Planned Community in Kimball Junction. This project is not consistent with the approved land use for this 50-acre property which is why the Developer is seeking to get approval for a change in the land use. This means that YOU the County Council can in fact deny the Developer the requested change and the project will not go forward as currently envisioned. This success of this project is entirely dependent on the traffic mitigation plan which I believe to be entirely flawed. The Council proposes as a longer-term solution to build a flyover with UDOT that entails a minimum 7-year project that is currently not funded and is not on any 9 year planned construction projects list (STIP list) with UDOT. This project has the potential to disrupt and change our way of life here in the Park City area like no other project. I share the view of many that the County Council has not explained the benefits to the satisfaction of the residents and there is strong disapproval of this development among the property taxpayers and voters in the greater Park City area which the Council is totally ignoring.

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It is important for the elected members of the county to remember that they serve the people of this county and not some outside interest. It doesn't take a genius to figure out that we do not have the infrastructure to support this. This county is already becoming overdeveloped and thus overcrowded and now we look to our county leadership to LEAD and make the right decisions for the people of Summit County and oppose this reckless development proposal.

Respectfully,

Tom Kettell
7341 Westview Draw
Park City, Utah 84098-6286

From: **Tom Kettell** <tom.kettell@gmail.com>
To: **cfrobinson@summitcounty.org** <cfrobinson@summitcounty.org>
Subject: Opposition to the Dakota Pacific Planned Community in Kimball Junction
Date: 26.10.2021 10:12:53 (+02:00)

Chris Robinson,

I am writing you in opposition to the Dakota Pacific Planned Community in Kimball Junction. This project is not consistent with the approved land use for this 50-acre property which is why the Developer is seeking to get approval for a change in the land use. This means that YOU the County Council can in fact deny the Developer the requested change and the project will not go forward as currently envisioned. This success of this project is entirely dependent on the traffic mitigation plan which I believe to be entirely flawed. The Council proposes as a longer-term solution to build a flyover with UDOT that entails a minimum 7-year project that is currently not funded and is not on any 9 year planned construction projects list (STIP list) with UDOT. This project has the potential to disrupt and change our way of life here in the Park City area like no other project. I share the view of many that the County Council has not explained the benefits to the satisfaction of the residents and there is strong disapproval of this development among the property taxpayers and voters in the greater Park City area which the Council is totally ignoring.

The reasons for support among the Country Council is not fully understood but I believe there are powerful interests outside of the county that are influencing the Council vote for this project. I believe the vast majority of the people in the greater area of Park city in and around Kimball junction will not approve of the development once the massive scope of this project is understood.

It is important for the elected members of the county to remember that they serve the people of this county and not some outside interest. It doesn't take a genius to figure out that we do not have the infrastructure to support this. This county is already becoming overdeveloped and thus overcrowded and now we look to our county leadership to LEAD and make the right decisions for the people of Summit County and oppose this reckless development proposal.

Respectfully,

Tom Kettell
7341 Westview Draw
Park City, Utah 84098-6286

From: **Melissa Nau** <melissanau@yahoo.com>
To: **County Council** <CountyCouncil@summitcounty.org>
Subject: Opposition to the development at Kimball
Date: 30.10.2021 02:04:19 (+02:00)

Dear County Council Members,

I am in strong opposition to this development. The area does not have the infrastructure to support the traffic. I am not anti-development, but this will degrade the quality of life for anyone who uses these roads to such a degree that I cannot support it.

Thank you,

Melissa Nau
willow creek resident

From: **Image** <mmoeller1111@comcast.net>
To: **countycouncil@summitcounty.org** <countycouncil@summitcounty.org>
Subject: Park City Tech Center Property Plans
Date: 25.10.2021 11:58:59 (+02:00)

Hi, I respectfully wish to voice my concerns regarding the proposed development on the Park City Tech Center property. I do not exactly run in the local political circles, and thus have not heard much about the proposed development plans at Kimball Junction for the Tech Center zoned area. Had I been aware earlier, I would have already voiced my concerns. I am shocked at the prospect of the Developer plans to utilize it for up to 1100 housing units as well as additional retail space. I strongly feel that these plans are not in standing with the current infrastructure (roads) of Kimball Junction. I can just imagine the additional traffic congestion throughout the Kimball Junction area, that a proposed usage development would cause. It is also my understanding that The State has no knowledge of any proposed "flyover" of roads at the Kimball Junction area. I, for one, am strongly opposed to any such approval of said development plans that would cause increased congestion as well as an increased burden on current Park City and Summit County infrastructure. Not to mention any future tax burdens to fund any additional road/highway changes that will be necessary to support the proposed development. As a resident of the Kimball Junction area for 25 years and a business owner in Park City for 22 years who is well aware of the current daily traffic issues in Park City and Kimball Junction, I ask you to strongly consider denial of the proposed development project at this current time. That area is not currently zoned for the proposed development plans, and should not be given the current state of our roads infrastructure. Thank you for your time and consideration regarding this matter.

Mark Moeller

Sent from [Mail](#) for Windows

From: **Christi Morrison** <cmorri09@gmail.com>
To: **gwright@summitcounty.org** <gwright@summitcounty.org>
Subject: Please Disapprove Dakota Pacific Project
Date: 25.10.2021 08:42:34 (+02:00)

Good morning Mr. Wright,

I am writing to request this planned community does not proceed, for the benefit of the Park City community.

I recognize, I think most in Park City do recognize, the inherent need to develop and grow, and that growth projects are often unwelcome in smaller communities.

The location and size of this project, however, is certain to add an immoderate—excessive rather— strain on traffic, retail, schooling and property values.

In short, its effects will be unbearable for the existing community to live with, and we desperately hope a better location than the overcrowded, overpopulated Kimbell Junction can be identified. Many rely on Kimbell Junction for daily living, retail, pass through, and the current infrastructure can hardly support the existing population. **Every incremental addition has an exponential effect on traffic because the existing infrastructure is already full. This addition would be devastating because the surrounding communities have no alternatives for what Kimbell Junction provides.**

The existing infrastructure and workings are most fragile, and critical to the existing community. I beg you to understand this, and I beg you to recognize an ill fated opportunity that if approved will be to the detriment of thousands for several years to come.

Thank you for your consideration,
Christi Morrison

From: **Christi Morrison** <cmorri09@gmail.com>
To: **cfrobinson@summitcounty.org** <cfrobinson@summitcounty.org>
Subject: Please Disapprove Dakota Pacific Project
Date: 25.10.2021 08:41:30 (+02:00)

Good morning Mr. Robinson,

I am writing to request this planned community does not proceed, for the benefit of the Park City community.

I recognize, I think most in Park City do recognize, the inherent need to develop and grow, and that growth projects are often unwelcome in smaller communities.

The location and size of this project, however, is certain to add an immoderate—excessive rather— strain on traffic, retail, schooling and property values.

In short, its effects will be unbearable for the existing community to live with, and we desperately hope a better location than the overcrowded, overpopulated Kimbell Junction can be identified. Many rely on Kimbell Junction for daily living, retail, pass through, and the current infrastructure can hardly support the existing population. **Every incremental addition has an exponential effect on traffic because the existing infrastructure is already full. This addition would be devastating because the surrounding communities have no alternatives for what Kimbell Junction provides.**

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Thank you for your consideration,
Christi Morrison

From: **Christi Morrison** <cmorri09@gmail.com>
To: **dclyde@summitcounty.org** <dclyde@summitcounty.org>
Subject: Please disapprove Dakota Pacific Project
Date: 25.10.2021 08:40:09 (+02:00)

Good morning Mr. Clyde,

I am writing to request this planned community does not proceed, for the benefit of the Park City community.

I recognize, I think most in Park City do recognize, the inherent need to develop and grow, and that growth projects are often unwelcome in smaller communities.

The location and size of this project, however, is certain to add an immoderate—excessive rather— strain on traffic, retail, schooling and property values.

In short, its effects will be unbearable for the existing community to live with, and we desperately hope a better location than the overcrowded, overpopulated Kimbell Junction can be identified. Many rely on Kimbell Junction for daily living, retail, pass through, and the current infrastructure can hardly support the existing population. **Every incremental addition has an exponential effect on traffic because the existing infrastructure is already full. This addition would be devastating because the surrounding communities have no reasonable alternatives for what Kimbell Junction provides.**

The existing infrastructure and workings are most fragile, and critical to the existing community. I beg you to understand this, and I beg you to recognize an ill fated opportunity that if approved will be to the detriment of thousands for several years to come.

Thank you for your consideration,
Christi Morrison

From: **Christi Morrison** <cmorri09@gmail.com>
To: **rarmstrong@summitcounty.org** <rarmstrong@summitcounty.org>
Subject: Please disapprove Dakota Pacific Project
Date: 25.10.2021 08:38:14 (+02:00)

Good morning Mr. Armstrong,

I am writing to request this planned community does not proceed, for the benefit of the Park City community.

I recognize, I think most in Park City do recognize, the inherent need to develop and grow, and that growth projects are often unwelcome in smaller communities.

The location and size of this project, however, is certain to add an immoderate—excessive rather— strain on traffic, retail, schooling and property values.

In short, its effects will be unbearable for the existing community to live with, and we desperately hope a better location than the overcrowded, overpopulated Kimbell Junction can be identified. Many rely on Kimbell Junction for daily living, retail, pass through, and the current infrastructure can hardly support the existing population. **Every incremental addition has an exponential effect on traffic because the existing infrastructure is already full. This addition would be devastating because the surrounding communities have no alternatives for what Kimbell Junction provides.**

The existing infrastructure and workings are most fragile, and critical to the existing community. I beg you to understand this, and I beg you to recognize an ill fated opportunity that if approved will be to the detriment of thousands for several years to come.

Thank you for your consideration,
Christi Morrison

From: **Christi Morrison** <cmorri09@gmail.com>
To: **mstevens@summitcounty.org** <mstevens@summitcounty.org>
Subject: Please disapprove Dakota Pacific
Date: 25.10.2021 08:36:32 (+02:00)

Good morning Ms. Stevens,

I am writing to request this planned community does not proceed, for the benefit of the Park City community.

I recognize, I think most in Park City do recognize, the inherent need to develop and grow, and that growth projects are often unwelcome in smaller communities.

The location and size of this project, however, is certain to add an immoderate—excessive rather— strain on traffic, retail, schooling and property values.

In short, its effects will be unbearable for the existing community to live with, and we desperately hope a better location than the overcrowded, overpopulated Kimbell Junction can be identified. Many rely on Kimbell Junction for daily living, retail, pass through, and the current infrastructure can hardly support the existing population. **Every incremental addition has an exponential effect on traffic because the existing infrastructure is already full. This addition would be devastating because the surrounding communities have no alternatives for what Kimbell Junction provides.**

The existing infrastructure and workings are most fragile, and critical to the existing community. I beg you to understand this, and I beg you to recognize an ill fated opportunity that if approved will be to the detriment of thousands for several years to come.

Thank you for your consideration,
Christi Morrison

From: **Shari Noteware** <scurrey@hotmail.com>
mstevens@summitcounty.org <mstevens@summitcounty.org>;
rarmstrong@summitcounty.org <rarmstrong@summitcounty.org>;
To: **dclyde@summitcounty.org** <dclyde@summitcounty.org>;
cfrobinson@summitcounty.org <cfrobinson@summitcounty.org>;
gwright@summitcounty.org <gwright@summitcounty.org>
Subject: PLEASE DON'T APPROVE the DAKOTA PACIFIC PROJECT!!!!
Date: 25.10.2021 14:32:59 (+02:00)

Dear Commissioners,

I am writing to voice my staunch opposition to the proposed Dakota Pacific Planned Community in Kimball Junction.

Having read their entire Development Application, I was dismayed by the number of poor assumptions and "ifs" the developer is relying on to make this vision work. Examples include:

IF UDOT builds a fly-over, traffic/congestion will be reduced.

IF Summit County makes improvements to 224 and the 224-Ute Blvd. intersection, congestion will be reduced.

IF there's a "Land Swap" and Summit County retools its Transit Center, more people will ride public transportation

By emphasizing their "pedestrian-oriented environment," the developer naively assumes the residents of the additional 1100 residential units won't negatively impact the traffic/congestion issues that already plague the entire Kimball Junction area. So what if their "urban-scale village" is highly walkable? Most of the people that live, work or visit there will continue to do so using their personal automobile.

Until the Park City Forward vision of a bus-centered community is realized, there is no responsible justification for a project that will significantly exacerbate traffic/congestion at the gateway to our community.

Traffic aside, what of the aggravating strain 1100 additional residences at this site will have on our already limited resources? How is their required water usage consistent with their stated strategic goal of "implementing plans/policies to preserve and protect our water, land and air?" How many more kids will be enrolled in our already over-crowded schools?

Please say NO to this foolishness. The proposed project does NOTHING to alleviate the current issues our area is facing and EVERYTHING to make them worse.

Thank you for your time and consideration,

Shari Noteware

From: **Rob White** <rob.white@sugarhousearchitects.com>
mstevens@summitcounty.org <mstevens@summitcounty.org>;
rarmstrong@summitcounty.org <rarmstrong@summitcounty.org>;
To: **dclyde@summitcounty.org** <dclyde@summitcounty.org>;
cfrobinson@summitcounty.org <cfrobinson@summitcounty.org>;
gwright@summitcounty.org <gwright@summitcounty.org>
Subject: Please oppose the Dakota Pacific Project
Date: 24.10.2021 21:11:00 (+02:00)

Dear Council Members,

As a resident of Summit County and an architect, I am appalled at the planned Dakota Pacific project. This project is clearly a sheep in wolf's clothing, the 330 planned workforce housing units will not even cover the added burden of the development itself... This project will put tremendous pressure on the already stressed resources in Park City... The traffic congestion alone is enough to make this project laughable, especially in light of the proposed schedule for the flyover project by UDOT. Shouldn't the infrastructure to handle the additional traffic load at least be on the schedule (if not under construction) prior to approving a project like this? In addition, where is the water for a project like this coming from? Approving this project seems irresponsible and short sighted. If I had known about the project sooner I would have certainly chimed in earlier but unfortunately I'm just hearing about this now.

Thank you for your time,

Rob White
SugarHouse Architects LLC

www.sugarhousearchitects.com

From: **Kathy Mears** <kathy@owninparkcity.com>
To: **countycouncil@summitcounty.org** <countycouncil@summitcounty.org>
Subject: Please say No
Date: 25.10.2021 15:04:24 (+02:00)

I know that you have all spent the past year working with Dakota Pacific on their request to change the use on the Business Park and do a different use. I remain adamantly opposed to this use change. It is not that I do not understand that somethings may need to change but saying Yes and paving the way for the Dakota Pacific enormous project is, in my opinion, a huge mistake. I have made my opposition very vocal and now I want to be on the written level of objection also.

The work you have done the past year may have you thinking you have no option but to move forward with an approval. Please reconsider the disastrous consequences that decision may have to our community. As leaders you are tasked with being visionaries and this is not a visionary project to the greater good of the greater Park City area.

Please proceed for the greater good now and not the benefit of a large investment group that is charged with profits only.

Kathy Mears, Realtor
Summit Sotheby's International Realty
435-901-9964
Kathy.mears@sothebysrealty.com

From: **Jayne Carney** <jfcarney@hotmail.com>
To: **publiccomments@summitcounty.org** <publiccomments@summitcounty.org>
Subject: Please stop the Dakota Pacific development
Date: 26.10.2021 22:39:45 (+02:00)

My husband and I live in a condo in lower Pinebrook. We have been PC residents since the late 1990's. So many of the "traffic improvements" have negatively impacted our lives. I myself have experienced someone exiting I-80 WB and turning left into the traffic circle. Only a quick-witted driver averted an accident. Someone entering the circle at WM stopped dead just ahead of me, confused about which way to go. You don't see all these accidents because locals are driving very carefully. But Nextdoor Pinebrook is full of them. And don't even get me started on what you did to Kilby Road with the circles and winding roadways that one cannot see in a snowstorm.

The only way to "safely" get to Kimball Junction is via Tech Center Drive and Landmark Drive. Now you are going to congest that area with traffic. A lot of our recreation is in Kimball Junction: We park in that lot by Liberty Peak and walk the trails across to Coldstone Creamery on sunny days. We drive to Smith's for big food shops, we pick up quick lunches at JJ's. I drive to the Barn for a nice long walk on an asphalt trail. And with all the traffic you are going to add, how will I get there?

As it is, I no longer walk from my condo to the library and take the bus back because it is worth your life to cross to the bus stop. (Can you tell I am not young anymore?) Why don't you have some consideration for people who are trying to age-in-place? So far, NONE of the traffic mitigation efforts have helped us. Now a flyover? And how many years from now? I sat through your 5 hr zoom meeting last spring and thought this project was dead. Please stop it. You are not benefitting us. And all the improvements you have made for the ski resorts have hurt us. Please, please stop it. Leave it as open space please.

Thank you, Jayne Carney, a Pinebrook Pointe Condo resident.

From: **Mike McKean** <mmckean@mfhusa.com>
mstevens@summitcounty.org <mstevens@summitcounty.org>;
rarmstrong@summitcounty.org <rarmstrong@summitcounty.org>;
To: **dclyde@summitcounty.org** <dcllyde@summitcounty.org>;
cfrobinson@summitcounty.org <cfrobinson@summitcounty.org>;
gwright@summitcounty.org <gwright@summitcounty.org>
CC: **Jen McKean** <jmckean@mfhusa.com>
Subject: Please vote AGAINST development at the tech center (Dakota Pacific
Development project)
Date: 27.10.2021 10:30:50 (+02:00)

My wife and I, full time residents of 3231 American Saddler, Park City, UT, 84060 strongly encourage you to vote against approval of the Dakota Pacific development in the Tech Center Zone.

?

This use was NEVER part of how the Tech Center area was to be developed.? The LAST thing this area needs now is this project.? It would increase cars on the road/congestion.? It would add additional new students to the PCSD ? and they specifically are NOT planning on significant increased in enrollment w/ the bond initiative on this year?s ballot (according to Dr. Gildea).

?

Also ? with the major projects planned for DV and PCMR AND the development at Mayflower ? this will have a MASSIVE ? negative ? effect on the quality of life in our community.

?

Finally, for families of ski team athletes, I can?t even begin to think how this will make our lives miserable getting our children to/from the UOP.

?

Please vote NO.

?

Michael and Jennifer McKean
Parents of Thomas and Melanie, students at TMJH
Residents of zip code 84060

?

?

From: **mark maziarz** <mark@maziarz.com>
To: **countycouncil@summitcounty.org** <countycouncil@summitcounty.org>
Subject: Please vote no for Dakota Pacific requested change at Tech Center.
Date: 27.10.2021 08:31:30 (+02:00)

Dear Summit County Councilors,

Our family of 4 in Pinebrook ask that you not allow the requested change for the Tech Center project. We all think that the Tech Center concept as originally proposed and approved, is a much better use of that land.

The original, approved use of the land gives high-paying jobs to locals as well as diversifies our economy.

The new, proposed use increases the burden on local schools and roads.

For these reasons, we respectfully ask that you vote no on Dakota Pacific's rezoning and redevelopment application for the Tech Center.

Thanks for your time and for your difficult work.

Sincerely,
Mark Maziarz
Pinebrook

From: **Rob Brooke** <rbrooke@tribalexpressions.com>
mstevens@summitcounty.org <mstevens@summitcounty.org>;
gwright@summitcounty.org <gwright@summitcounty.org>;
To: **cfrobinson@summitcounty.org** <cfrobinson@summitcounty.org>;
dclyde@summitcounty.org <dclyde@summitcounty.org>;
rarmstrong@summitcounty.org <rarmstrong@summitcounty.org>
Subject: Please vote NO on the Dakota Pacific zoning request
Date: 26.10.2021 13:49:46 (+02:00)

To all members of the Summit County Council:

I beseech you, please, vote NO against the Tech Park zoning change and prevent the development of the Dakota Pacific Planned Community .

Respectfully,

Rob Brooke
224-639-3293
rbrooke@tribalexpressions.com

From: **TR** <trparkcity@gmail.com>
To: **countycouncil@summitcounty.org** <countycouncil@summitcounty.org>
Subject: Please, No, on Dakota Pacific.
Date: 26.10.2021 13:30:41 (+02:00)

Dear Summit County Council,

As a longtime resident, I'm against the proposed amendments to the 2008 Summit Research Park Development Agreement. There isn't enough Net new employee housing to make it a potential selling point.

I believe that there is sufficient shopping, restaurants, and dwellings currently at Kimball Junction. Diverting from the previous plan to add even more residences and traffic is to the financial benefit only of the applicant, **Dakota** Pacific. Kimball Junction does not need to be built out to capacity as soon as possible.

Please keep this area a tech/business park for future employment needs of our existing community, not creating further problems by adding additional population needing even more infrastructure and adding congestion.

Short-term development gains have consistently resulted in long-term infrastructure nightmares for our small but popular locale. If you approve this change, Summit County Council will be compounding the problem, not solving it.

Thanks,
Todd Rooney
1723 West Silver Springs
Park City UT 84098

From: **TR** <trparkcity@gmail.com>
To: **publiccomments@summitcounty.org** <publiccomments@summitcounty.org>
Subject: Please, No, on Dakota Pacific.
Date: 26.10.2021 13:31:03 (+02:00)

Dear Summit County Council,

As a longtime resident, I'm against the proposed amendments to the 2008 Summit Research Park Development Agreement. There isn't enough Net new employee housing to make it a potential selling point.

I believe that there is sufficient shopping, restaurants, and dwellings currently at Kimball Junction. Diverting from the previous plan to add even more residences and traffic is to the financial benefit only of the applicant, **Dakota** Pacific. Kimball Junction does not need to be built out to capacity as soon as possible.

Please keep this area a tech/business park for future employment needs of our existing community, not creating further problems by adding additional population needing even more infrastructure and adding congestion.

Short-term development gains have consistently resulted in long-term infrastructure nightmares for our small but popular locale. If you approve this change, Summit County Council will be compounding the problem, not solving it.

Thanks,
Todd Rooney
1723 West Silver Springs
Park City UT 84098

From: **Laila Tedford** <laxmomma@yahoo.com>
To: **countycouncil@summitcounty.org** <countycouncil@summitcounty.org>
Subject: Policy 2.3 and the Summit Research Park
Date: 17.09.2021 08:04:09 (+02:00)

Council Members,

Policy 2.3 in the County's General Plan requires that no new entitlements be granted in the Snyderville Basin unless they contain "a compelling countervailing public interest". Developers are currently using this policy to justify additional density in return for more workforce housing. This puts the Planning Commission and Council in the difficult position of having to interpret what the policy really means. Policy 2.3 needs to be changed.

A prime example of how policy 2.3 could be applied is the proposal to change the original Development Agreement for the Summit Research Park. Recital D in the original Development Agreement states that "The county recognizes that the development of the Research Park and the Projects will result in tangible benefits to the County through the increase of the County's tax base". I can only assume that since the Research Park has not noticeably increased the County's tax base that the County now sees an opportunity to do so by approving the 1,100 residential units proposed by Dakota Pacific. Since our taxes will not go down and the additional 2,200 cars on the roads clogging traffic and polluting our air are not a tangible benefit nor a compelling countervailing interest I encourage you to not approve any changes to the original Development Agreement For Summit Research Park.

The great majority of the citizens living in the Snyderville Basin do not want any more "Growth". Please do everything within your power to limit growth in the Snyderville Basin.

Jim Tedford
Snyderville

From: **Jill Story** <jillrstory@gmail.com>
To: **cfrobinson@summitcounty.org** <cfrobinson@summitcounty.org>
Subject: Proposed Dakota Pacific Development
Date: 26.10.2021 11:41:38 (+02:00)

Mr. Robinson,

I am writing to urge you to vote "NO" on the proposed Dakota Pacific development at Kimball Junction. We have lived here for 25 years and have seen tremendous growth. Some good and some bad. This project seems extremely bad! Kimball Junction is already a traffic mess. There is no tangible traffic mitigation plan for this development.

We have been in a draught for many years. We need to curb development to protect our water resources. I don't think we can sustain this level of growth.

Park City has been a wonderful community that people want to visit. We are turning it in to something average. I don't understand the argument to approve this project. It is not zoned for this. The council can easily say "NO" and not have to justify that decision.

Please listen to the community on this development and just say "NO".

Thank you,

Jill Story, Pinebrook
801-860-4936

From: **Leonard McGee** <lmcgee@robertdebry.com>
To: **rarmstrong@summitcounty.org** <rarmstrong@summitcounty.org>
Subject: Proposed Dakota Pacific development at Kimball Junction
Date: 25.10.2021 15:45:10 (+02:00)

Roger:

I wanted to write to express my deep concern and opposition to the proposed Dakota Pacific plans for the current open space area at Kimball Junction. As I understand it, this plan proposes 1100 residences, which could house over 3000 people. With vehicles, approaching more than 2000 additional, the traffic at Kimball Junction would come to a standstill at times during the day. The additional stress on an already stressed infrastructure (water, roads, schools, Basin Rec facilities, open space) would potentially be back breaking. As explained by Sally Elliott, this area was to be developed as a tech campus, not residences and retail. Surely, Summit County economic developers can get some of the development of tech companies that is currently going on in Utah County. Please vote to not allow this proposed development.

Leonard E. McGee

Leonard E. McGee

Senior Attorney

45 West Sege Lily Dr Suite 401 Sandy UT 84070

Office: 801.262.8915 **Fax:** 801.208.9726

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From: **Leonard McGee** <lmcgee@robertdebry.com>
To: **gwright@summitcounty.org** <gwright@summitcounty.org>
Subject: Proposed Dakota Pacific development at Kimball Junction
Date: 25.10.2021 15:44:11 (+02:00)

Glenn:

I wanted to write to express my deep concern and opposition to the proposed Dakota Pacific plans for the current open space area at Kimball Junction. As I understand it, this plan proposes 1100 residences, which could house over 3000 people. With vehicles, approaching more than 2000 additional, the traffic at Kimball Junction would come to a standstill at times during the day. The additional stress on an already stressed infrastructure (water, roads, schools, Basin Rec facilities, open space) would potentially be back breaking. As explained by Sally Elliott, this area was to be developed as a tech campus, not residences and retail. Surely, Summit County economic developers can get some of the development of tech companies that is currently going on in Utah County. Please vote to not allow this proposed development.

Leonard E. McGee

Leonard E. McGee

Senior Attorney

45 West Segoe Lily Dr Suite 401 Sandy UT 84070

Office: 801.262.8915 **Fax:** 801.208.9726

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From: **Jill Story** <jillrstory@gmail.com>
To: **mstevens@summitcounty.org** <mstevens@summitcounty.org>
Subject: Proposed Dakota Pacific Development
Date: 26.10.2021 11:39:17 (+02:00)

Ms. Stevens,

I am writing to urge you to vote "NO" on the proposed Dakota Pacific development at Kimball Junction. We have lived here for 25 years and have seen tremendous growth. Some good and some bad. This project seems extremely bad! Kimball Junction is already a traffic mess. There is no tangible traffic mitigation plan for this development.

We have been in a draught for many years. We need to curb development to protect our water resources. I don't think we can sustain this level of growth.

Park City has been a wonderful community that people want to visit. We are turning it in to something average. I don't understand the argument to approve this project. It is not zoned for this. The council can easily say "NO" and not have to justify that decision.

Please listen to the community on this development and just say "NO".

Thank you,

Jill Story, Pinebrook
801-860-4936

From: **Jill Story** <jillrstory@gmail.com>
To: **rarmstrong@summitcounty.org** <rarmstrong@summitcounty.org>
Subject: Proposed Dakota Pacific Development
Date: 26.10.2021 11:40:12 (+02:00)

Mr. Armstrong,

I am writing to urge you to vote "NO" on the proposed Dakota Pacific development at Kimball Junction. We have lived here for 25 years and have seen tremendous growth. Some good and some bad. This project seems extremely bad! Kimball Junction is already a traffic mess. There is no tangible traffic mitigation plan for this development.

We have been in a draught for many years. We need to curb development to protect our water resources. I don't think we can sustain this level of growth.

Park City has been a wonderful community that people want to visit. We are turning it in to something average. I don't understand the argument to approve this project. It is not zoned for this. The council can easily say "NO" and not have to justify that decision.

Please listen to the community on this development and just say "NO".

Thank you,

Jill Story, Pinebrook
801-860-4936

From: **Jill Story** <jillrstory@gmail.com>
To: **gwright@summitcounty.org** <gwright@summitcounty.org>
Subject: Proposed Dakota Pacific Development
Date: 26.10.2021 11:42:28 (+02:00)

Mr. Wright,

I am writing to urge you to vote "NO" on the proposed Dakota Pacific development at Kimball Junction. We have lived here for 25 years and have seen tremendous growth. Some good and some bad. This project seems extremely bad! Kimball Junction is already a traffic mess. There is no tangible traffic mitigation plan for this development.

We have been in a draught for many years. We need to curb development to protect our water resources. I don't think we can sustain this level of growth.

Park City has been a wonderful community that people want to visit. We are turning it in to something average. I don't understand the argument to approve this project. It is not zoned for this. The council can easily say "NO" and not have to justify that decision.

Please listen to the community on this development and just say "NO".

Thank you,

Jill Story, Pinebrook
801-860-4936

From: **Jill Story** <jillrstory@gmail.com>
To: **dcllyde@summitcounty.org** <dcllyde@summitcounty.org>
Subject: Proposed Dakota Pacific Development
Date: 26.10.2021 11:40:58 (+02:00)

Mr. Clyde,

I am writing to urge you to vote "NO" on the proposed Dakota Pacific development at Kimball Junction. We have lived here for 25 years and have seen tremendous growth. Some good and some bad. This project seems extremely bad! Kimball Junction is already a traffic mess. There is no tangible traffic mitigation plan for this development.

We have been in a draught for many years. We need to curb development to protect our water resources. I don't think we can sustain this level of growth.

Park City has been a wonderful community that people want to visit. We are turning it in to something average. I don't understand the argument to approve this project. It is not zoned for this. The council can easily say "NO" and not have to justify that decision.

Please listen to the community on this development and just say "NO".

Thank you,

Jill Story, Pinebrook
801-860-4936

From: **Leonard McGee** <lmcgee@robertdebry.com>
To: **cfrobinson@summitcounty.org** <cfrobinson@summitcounty.org>
Subject: Proposed Dakota Pacific development
Date: 25.10.2021 15:43:32 (+02:00)

Chris:

I wanted to write to express my deep concern and opposition to the proposed Dakota Pacific plans for the current open space area at Kimball Junction. As I understand it, this plan proposes 1100 residences, which could house over 3000 people. With vehicles, approaching more than 2000 additional, the traffic at Kimball Junction would come to a standstill at times during the day. The additional stress on an already stressed infrastructure (water, roads, schools, Basin Rec facilities, open space) would potentially be back breaking. As explained by Sally Elliott, this area was to be developed as a tech campus, not residences and retail. Surely, Summit County economic developers can get some of the development of tech companies that is currently going on in Utah County. Please vote to not allow this proposed development.

Leonard E. McGee

Leonard E. McGee

Senior Attorney

45 West Segoe Lily Dr Suite 401 Sandy UT 84070

Office: 801.262.8915 **Fax:** 801.208.9726

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From: **Larry Hardebeck** <lhardebeck@comcast.net>
To: **countycouncil@summitcounty.org** <countycouncil@summitcounty.org>
Subject: Proposed Dakota Pacific planned community
Date: 25.10.2021 09:50:48 (+02:00)

Dear councilors,

I would like to express my concerns about the new proposed Dakota Pacific planned community. The sheer number of units under this proposal is way out of line with the current congestion at the Kimball Junction area. Approving this proposal would make the traffic not just only that more unbearable during peak ski season and other events but it would result in total failure.

Please disapprove this development and let's see if the council and the members of our community can work on a better proposal for this area. I have lived in Pinebrook since 1993 and have seen lots of development over the years but this development has really gone over the line. Your consideration in this matter is greatly appreciated.

Sincerely,

Larry Hardebeck

Pinebrook

From: **Jeff talling** <jtalling49@gmail.com>
To: **mstevens@summitcounty.org** <mstevens@summitcounty.org>
Subject: Proposed Dakota Pacific Project at Kimball Junction
Date: 27.10.2021 10:04:43 (+02:00)

Councilor,

I wish to add my voice to those that are opposing this project. As a Park City land owner since 2002 and Kimball Junction resident since 2009, and after studying all the proposals and future plans, I don't see any way in which this project enhances the community. There is already too much density and traffic in this area and this project would compound things many fold. I would like to see more initiatives to improve transportation options that would allow workers from SLC and other areas to commute here more easily. I am amazed that there are not convenient regular options i.e. rail or regular bus service to get both workers and tourists to this area without having to drive. All this project does is put \$'s in the pockets of Dakota Pacific and create more congestion and magnify existing problems in this area. I respectfully request that you vote not to change the existing use permits that would allow this project.

Regards,
Jeff Talling
1565 Redstone Ave., B1
Park City, UT 84098
508 241-1694

From: **RinaLBrownstone** <rinasolomon2@gmail.com>
To: **mstevens@summitcounty.org** <mstevens@summitcounty.org>
Subject: Re: Dakota Pacific project at Kimball Junction
Date: 26.10.2021 20:46:23 (+02:00)

Dear Ms. Stevens,

My name is Rina Solomon. I have lived in the Blackhawk Station community, (at Kimball Junction), along with my husband, Dr. Gary Solomon, for the last 10 years. I wanted to voice my concerns to you and the county council, regarding the Dakota Pacific project at Kimball Junction. Simply stated, I am strongly opposed to the re-zoning of Kimball Junction Technology Park property and the proposed Dakota Pacific

Development at Kimball Junction.

Community development and the expansion of the county's tax base, through the development of unsustainable housing will cause huge problems for our community. After suffering through the worst traffic jams at Kimball Junction this past winter, (even during a worldwide pandemic), it is clear that the additional traffic and business infrastructure cannot be supported, by this expansion.

During the previous ski season, and multiple times during the summer of 2021, when there were sports tournaments in town, traffic was worse than I have ever seen in my 10 years living at Kimball Junction.

Traffic backups heading from Park City to Kimball Junction reached as far back as the entrance to The Canyons. Additionally, there were traffic backups, getting to the ski areas, from

Kimball Junction to the ski areas. Many times, traffic heading from business/shopping areas to highway 224 was backed up beyond the roundabouts at Mountain America Credit Union, north of Smiths, and

Walmart – ALL AT THE SAME TIME, bringing the junction to a virtual gridlock! With a potential (wishful?) traffic solution likely lagging the Dakota Pacific development by 9 or more years, if it happens at all, it

can only be concluded that this development CANNOT be supported.

My belief is that the County had the right idea when they designated the land at Kimball Junction as a technology center. Furthermore, I believe economic and community development should be achieved by

enabling businesses to move to the county. This should be the focus of the county's efforts, not fast-tracking developers wishes for another multi-thousand-unit development that has no ability to fit within the

surrounding infrastructure. With the ever-increasing price of housing in the greater Park City/Kimball Junction area, companies with high paying, professional jobs must be drawn to the area, otherwise the

growth of the community from the starter-home, young family-opportunity on-up will be lost forever. Please do not let someone lead you into thinking that Dakota Pacific will enable low-income, or moderately

priced housing. It will be marketed and priced based on the current comp's which show two and three-bedrooms in multi-family units at Kimball Junction already exceeding \$1-million.

Dakota Pacific is a flawed development proposition based on timing, (UOT support), how the county should be approaching community development, and the ability of the surrounding infrastructure to absorb it

without SIGNIFICANTLY impacting current Kimball Junction residents.

Lastly, I would like to emphasize that if you do not live at Kimball Junction or beyond, (Pinebrook, Jeremy Ranch, Summit Park), you truly will never understand the impact of your decision, if you vote to

approve this development.

Sincerely,

Dr. Gary and Rina Solomon
1042 Station Loop Rd

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **THOMAS WRATTEN** <tlwratten@msn.com>
Subject: Re:
Date: 26.10.2021 16:18:32 (+02:00)

Mr. Wratten,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: THOMAS WRATTEN <tlwratten@msn.com>
Date: Saturday, October 23, 2021 at 2:00 PM
To: County Council <CountyCouncil@summitcounty.org>
Subject: <no subject>

Dear County Council,

Please do not support the Dakota Pacific development plan. There has been no public input and there are real issues that support not approving this plan.

Thank you,

Linda Wratten

Sent from [Mail](#) for Windows

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Kayley Cassity** <kcparkcity@gmail.com>
Subject: Re: a hard NO on Dakota Pacific proposal
Date: 27.10.2021 04:09:41 (+02:00)

Ms. Cassity,

Thank you for taking the time to contribute your input on this item. Council will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Kayley Cassity <kcparkcity@gmail.com>
Date: Tuesday, October 26, 2021 at 12:21 PM
To: County Council <CountyCouncil@summitcounty.org>
Subject: a hard NO on Dakota Pacific proposal

Dear Summit County Council,

As a long time resident, I'm against the proposed amendments to the 2008 Summit Research Park Development Agreement.

I believe that there is sufficient shopping, restaurants, and dwellings currently at our already over congested Kimball Junction. Diverting from the previous plan to add even more residences and traffic is to the financial benefit only of the applicant, **Dakota** Pacific, at this time. Kimball Junction does not need to be built out to capacity as soon as possible.

Please keep this area a tech/business park for future employment needs of our existing community, not creating further problems by adding additional population needing even more infrastructure and adding congestion.

Short-term development gains have consistently resulted in long-term infrastructure nightmares for our small but popular locale. If you approve this change, Summit County Council will be compounding the problem, not solving it.

Thanks,
Kayley Cassity
1723 WestSilver Springs
Park City UT 84098

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Kathy Apostolakos** <kathy.apostolakos@live.com>
Subject: Re: Against Summit Research Park Development Re-Zone
Date: 26.10.2021 15:45:09 (+02:00)

Ms. Apostolakos,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Kathy Apostolakos <kathy.apostolakos@live.com>
Date: Monday, October 25, 2021 at 2:29 PM
To: Roger Armstrong <rarmstrong@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>, Malena Stevens <mstevens@summitcounty.org>, Glenn Wright <gwright@summitcounty.org>, Douglas Clyde <dcllyde@summitcounty.org>
Cc: Kathy Apostolakos <kathy.apostolakos@live.com>
Subject: Against Summit Research Park Development Re-Zone

Dear Summit County Council Members,

Apparently, the lack of community outrage regarding the above monstrous project re-zone request, has been taken by the council as agreement rather than lack of knowledge by your citizenry during these trying times of the pandemic etc.

When we know better, hopefully, we do better.

Many of us are awake now and are only beginning the process to let you know, as summit county citizens, our disagreement to this zone change & ready to itemize for you the many specific reasons why.

However, the purpose of this particular email is to go on record, prior to the Summit County Commission meeting Oct. 27th, 4pm work session agenda item, my adamant opposition! Better start keeping count, because I know you have now been contacted by many and there are many more to come.

Thank you for your service and for your open ears & minds as you hear from us.

Best wishes,
Kathy Apostolakos
Full-time Summit County resident since 1997

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Arthur Apostolakos** <arthur.apostolakos@gmail.com>
Subject: Re: Against Summit Research Park Development Re-Zone
Date: 26.10.2021 15:08:02 (+02:00)

Mr. Apostolakos,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Arthur Apostolakos <arthur.apostolakos@gmail.com>
Date: Tuesday, October 26, 2021 at 8:23 AM
To: Roger Armstrong <rarmstrong@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>, Malena Stevens <mstevens@summitcounty.org>, Glenn Wright <gwright@summitcounty.org>, Douglas Clyde <dclde@summitcounty.org>
Subject: Fwd: Against Summit Research Park Development Re-Zone

Dear Summit County Council Members,

I wish to go on record prior to the Summit County Commission meeting Oct. 27th, 4pm work session, that I am adamant opposed to the Summit Research Park Devopment Re-Zoning. The reasons are many and you should already be aware of this rampent growth can not be sustained.

Best wishes,
Arthur Apostolakos
Full-time Summit County resident since 1997, and a part time resident since 1984

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **kristen case** <kristencase62@gmail.com>
Subject: Re: against summit research park rezone at kimball junction
Date: 26.10.2021 15:10:27 (+02:00)

Ms. Case,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: kristen case <kristencase62@gmail.com>
Date: Tuesday, October 26, 2021 at 9:09 AM
To: Roger Armstrong <rarmstrong@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>, Malena Stevens <mstevens@summitcounty.org>, Glenn Wright <gwright@summitcounty.org>, Douglas Clyde <dcllyde@summitcounty.org>
Subject: against summit research park rezone at kimball junction

Dear County Council,

Please count me as one of the many local residents opposed to rezoning the kimball junction parcel to allow Dakota Pacific to develop this area. It's just too much. Way too much. Too many buildings, too many people, too much traffic. Kimball Junction is a bumper-to-bumper scene every day as it is. Please vote against this outrageous proposal. Thank you.

Kristen Gould Case

Park City resident since 1986

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Tracie Strachan** <tracie.strachan@gmail.com>
Subject: Re: Dakota Development at Kimball Junction
Date: 26.10.2021 16:16:13 (+02:00)

Ms. Strachan,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Tracie Strachan <tracie.strachan@gmail.com>
Date: Sunday, October 24, 2021 at 4:15 PM
To: County Council <CountyCouncil@summitcounty.org>
Subject: Dakota Development at Kimball Junction

Councilors—

I am writing to inquire about the Dakota Pacific development project at Kimball Junction. I understand the project will add 3,000 - 4,000 new vehicles to the area. Can you share the specifics of the traffic mitigate plan including cost, funding, and implementation timeline? There has been mention of a UDOT flyover. Is the flyover an approved UDOT project with funding?

Based on my current knowledge, we do not have the infrastructure needed to support the rezone required to support the development. As a resident of summit county, I am opposed to the proposed rezone and the Dakota Pacific development. It is irresponsible for Council to override the recommendation of the planning commission and the will of the residents that elected you to represent them.

I look forward to your response and to participating in future Council meetings and public hearings.

Best,
Tracie
Tracie.strachan@gmail.com
5955 kingsford ave.

Sent from my iPhone

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **matthew lindon** <mattlindon@hotmail.com>
Subject: Re: Dakota Pacific
Date: 26.10.2021 15:11:40 (+02:00)

Mr. Lindon,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: matthew lindon <mattlindon@hotmail.com>
Date: Tuesday, October 26, 2021 at 7:46 AM
To: County Council <CountyCouncil@summitcounty.org>
Subject: Dakota Pacific

Just say NO.

Matt

Matthew C. Lindon, P.E.
Hydrologist

Mattlindon@hotmail.com
435-659-1326

4964 East Meadows Drive
Park City Utah 84098

<=>

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **thwucher** <thwucher@yahoo.com>
Subject: Re: Dakota Pacific Community
Date: 27.10.2021 03:52:01 (+02:00)

Ms. Dechappe,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: thwucher <thwucher@yahoo.com>
Date: Tuesday, October 26, 2021 at 5:19 PM
To: Malena Stevens <mstevens@summitcounty.org>
Subject: Dakota Pacific Community

To whom it may concern,

I am a resident of Park City and would like to convey my opinions and thoughts against the Dakota Pacific Community planned in Kimball Junction.

There is a lot of talk about the traffic mitigation plan that would ease the congestion a community of this magnitude would cause but I haven't heard any plan to address the following:

- The roads (outside Kimball Junction) - i.e. 224 are already at capacity. Our current traffic infrastructure cannot handle the increase in cars this community would bring.
- Parking - PC is building and building without thinking of current parking limitations outside of Kimball Junction.
- Schools - Our classrooms are already at capacity. Should tax payers have to pay to have another school built and staffed.... this doesn't make financial sense! Our schools can't handle the number of children this would bring... PERIOD!
- Water - I would like to see what a community this size would consume in water yeaily and see the long term affects this would have. There is already concern about Park City water restrictions currently and long term. Every summer we see water shortages with drought restrictions put in place. Park City is projected to run out of water in 30 to 40 years, how will this projection be affected?
- Ski Resorts - As it is, there is not enough parking at the ski resorts and the roads leading to the resorts can't handle the current traffic. The impact on the roads and parking is something that needs to be carefully considered. I won't even go into the fact that the ski resorts aren't prepared for this as that is a totally different topic.
- A project like this would affect the lives of everyone in Park City financially and lifestyle-wise. In no way should one group of board members be permitted to make such a huge decision that would affect the lives of everyone in Park City. I would like to see this voted upon like the School Bond was put on the ballot.

These are just a few concerns regarding the Dakota Pacific Community that I would like to be heard.

Sincerely,
Helene Dechappe

Sent from my Verizon, Samsung Galaxy smartphone

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **RICHARD+ JR** <silverfam99@msn.com>
Subject: Re: Dakota Pacific Development
Date: 26.10.2021 16:18:17 (+02:00)

Mr. and Mrs. Silver,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: RICHARD+ JR <silverfam99@msn.com>
Date: Saturday, October 23, 2021 at 8:47 PM
To: County Council <CountyCouncil@summitcounty.org>
Subject: Dakota Pacific Development

I am a Summit County resident & I appose this outrageous development!
Where is the water going to come from for this? How will the Kimball Junction traffic be effected? I believe the county commissioners need to remember who voted them in. The planning commissioners listened to the community & did not approve this development . You need to do the same.

Rick & Cathy Silver

Sent from my iPhone

From: **Leila Schey** <leila.schey@gmail.com>
To: **Malena Stevens** <mstevens@summitcounty.org>
Subject: Re: Dakota Pacific Development Kimball
Date: 26.10.2021 10:40:13 (+02:00)

Hi Malena,

Thank you for scheduling another meeting and representing the public will. We will look forward to hearing the discussion.

Kind regards,
Leila

On Tue, Oct 26, 2021 at 10:24 AM Malena Stevens <mstevens@summitcounty.org> wrote:

Ms. Schey,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Leila Schey <leila.schey@gmail.com>
Date: Friday, October 22, 2021 at 8:30 AM
To: County Council <CountyCouncil@summitcounty.org>
Subject: Dakota Pacific Development Kimball

Hello Councilors,

I urge you to please hold another public hearing for the Dakota Pacific Development proposed door Kimball Junction. A project of this scale and impact should have several opportunities for public comment and more awareness generated to give residents a chance to weigh in.

We need to set the bar to approve development higher and require bold sustainability measures (net zero water, xeriscaping, reduced parking ratios, embodied carbon targets for building materials, designed to disassemble, etc.) that support the general plan and country's goals of environmental stewardship. These should be discussed more widely because these chances to approve or deny development are a great chance to positively shape our community.

I would like to express my concern over this development and urge you not to approve it in its current state without strict sustainability targets. Please listen to the Planning Commission's concerns. Although the project proposes to provide much needed affordable housing, adding additional market rate or luxury residences will only make the affordable issue worse and cancel out any benefit from the proposed affordable units. We need more affordable units similar to the worker housing at canyons that will actually improve the ratio. Not just include it to try to justify an overdevelopment that will reduce open space and only add to traffic and congestion issues.

I would urge council to take a step back to look at our strategic plan and goals. How can adding this

much market rate housing and reducing open space be considered environmental stewardship when our water is depleting and we are in perpetual drought? My house was close to the Parleys Canyon fire and we need our water reserves for fire fighting, not more status quo development. How can adding at least one vehicle per proposed housing unit (most likely gas powered) be stewardship when we already suffer from air pollution that causes health effects? We already have traffic and water issues and do not need another massive development to be a catalyst for change. We are there already.

Please consider every measure that can be taken to preserve open space, seek conservation easements rather than development, build or partner with developers to create affordable housing that is close to workplaces and does not bring with it additional demand, and work to build amenities for residents and wildlife, not add additional luxury units and stress to our community. We do not need growth for growth's sake (it is not inevitable), or a gondola or other expensive and ecologically disruptive amenities. We need to set a high sustainability bar for development. We need to focus on the well-being of our community and precarious environment.

Please reconsider this proposal and the strategy to achieve our goals.

Thank you for your time and consideration.

Kind regards,
Leila Schey
Summit Park

Leila Schey

--

Leila Schey
UVA SARC

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Leila Schey** <leila.schey@gmail.com>
Subject: Re: Dakota Pacific Development Kimball
Date: 26.10.2021 16:24:41 (+02:00)

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Summit Park

Leila Schey

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sake (it is not inevitable), or a gondola or other expensive and ecologically disruptive amenities. We need to set a high sustainability bar for development. We need to focus on the well-being of our community and precarious environment.

Please reconsider this proposal and the strategy to achieve our goals.

Thank you for your time and consideration.

Kind regards,
Leila Schey
Summit Park

Leila Schey

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Kate Weinberg** <jonkate.weinberg@gmail.com>
Subject: Re: Dakota Pacific Development Opposition
Date: 26.10.2021 16:14:31 (+02:00)

Ms. Weinberg,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Kate Weinberg <jonkate.weinberg@gmail.com>
Date: Sunday, October 24, 2021 at 4:56 PM
To: Malena Stevens <mstevens@summitcounty.org>, Roger Armstrong <rarmstrong@summitcounty.org>, Douglas Clyde <dclayde@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>
Subject: Dakota Pacific Development Opposition

Dear County Council Members,

I'm writing to express my disapproval of the proposed Dakota Pacific development. Thank gosh it got brought up on a forum or i would never have known about this abhorrent change of use proposal, just like lots of developments have gotten stealthily approved without many knowing. Thats how Kimball Junction has slowly started to become what it has become and why we now sit in traffic for way longer than we should- because many citizens like myself, have no knowledge of these disgusting developments that slowly erode everything that Park City is and was.

Not anymore, I'm calling an end to it. Enough is enough. Again and again and again, these developers, under the guise of "Affordable Housing" really bring in mass chaos relative to the few "affordable housing units they bring in.

Here are few of the reasons I oppose the change of use proposed by Dakota Pacific:

1. This is not a work force driven project, it's a major neighborhood. Only 330 work force units out of 1100 and most of the 2M sq ft includes hotels and supermarkets that far outweighs the work force units
2. This project will create major traffic problems throughout Kimball Junction. Adding 3000 residents and 4000 vehicles is too much for an already overloaded area. Surely you have sat at the KJ lights gridlock? How do you think thats going to look with 4000 more vehicles? Do the math. You think thats fair to our workers and our youth who are trying to get to their after school activities, never mind visitors and normal citizens alike? Why are trying to aspire to be like Lehi? I don't understand. We have the privilege of being a place where everyone wants to come visit, work and play - why are we sabotaging that and not protecting that with everything in our power? Why are we destroying the exact thing that makes us so special?
3. The traffic mitigation plan is not aligned with the development phase dates. The flyover will cost at least \$130M and will take 7 years if it gets approved and built on schedule which never happens when the government is controlling the project
4. Workforce housing will not be affordable for the bottom earning workers and we don't have any estimates yet because we don't have updated AMI numbers yet.
5. Where is the water going to come from for this and other development projects? We are in a drought and we will have to supply water to more than 3000 new residents?
6. The new load of residents in the Kimball junction will implode the local infrastructure and the only solution to that is build more?

7. Its not the County Councils responsibility to provide work force housing for the businesses in Park City. The businesses should provide more compensation and build housing in Kamas or rural areas of Summit County. The commute is not the real issue, it's the pay the businesses pay workers. If they can't afford it then they should be in some other business. Also provide bus transportation for commutes paid for by the businesses. 8. The motive for the Country Council to approve this is unknown, they have not demonstrated any benefit to the residents of the greater Park City area. They may be influenced by powerful forces outside Park City in Salt Lake or the state of Utah.

sincerely,
kate weinberg
Highland Estates Resident

From: **Kate Weinberg** <jonkate.weinberg@gmail.com>
To: **Malena Stevens** <mstevens@summitcounty.org>
Subject: Re: Dakota Pacific Development Opposition
Date: 26.10.2021 10:16:16 (+02:00)

thank you so very much for your reply. I know you are very busy with a barrage of emails and phone calls so the personal reply is very appreciated. I will be attending via zoom.

kate

On Oct 26, 2021, at 10:14 AM, Malena Stevens <mstevens@summitcounty.org> wrote:

Ms. Weinberg,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Kate Weinberg <jonkate.weinberg@gmail.com>
Date: Sunday, October 24, 2021 at 4:56 PM
To: Malena Stevens <mstevens@summitcounty.org>, Roger Armstrong <ramstrong@summitcounty.org>, Douglas Clyde <dclide@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>
Subject: Dakota Pacific Development Opposition

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sincerely,
kate weinberg
Highland Estates Resident

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **FAYE SLETTOM** <foxtrotfs@hotmail.com>
Subject: Re: Dakota Pacific development project in the Tech Center Zone in Kimball Junction in Park City
Date: 27.10.2021 04:12:37 (+02:00)

Ms. Slettom,

501 Chipeta Way, SLC, UT 84108

From: FAYE SLETTOM <foxtrotfs@hotmail.com>
Date: Tuesday, October 26, 2021 at 11:48 AM
To: County Council <CountyCouncil@summitcounty.org>
Subject: Dakota Pacific development project in the Tech Center Zone in Kimball Junction in Park City

We have not seen any plausible explanation for how this project will benefit the community that resides at or near Kimball Junction we hereby urge the County Council to **DECLINE the rezoning and redevelopment application** for the Dakota Pacific development project.

Faye Slettom
H: 435-649-3232
M: 435-640-1303

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **FAYE SLETTOM** <foxtrotfs@hotmail.com>
Subject: Re: Dakota Pacific development project in the Tech Center Zone in Kimball Junction in Park City
Date: 27.10.2021 04:13:29 (+02:00)

Ms. Slettom,

I apologize for the email just sent—in process of responding to multiple emails. Thank you for taking the time to contribute your input on this item. Council will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: FAYE SLETTOM <foxtrotfs@hotmail.com>
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H: 435-649-3232
M: 435-640-1303

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Glenn Dyer** <duffydyer53@hotmail.com>
Subject: Re: Dakota Pacific Development Project
Date: 26.10.2021 15:55:07 (+02:00)

Mr. Dyer,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Glenn Dyer <duffydyer53@hotmail.com>
Date: Monday, October 25, 2021 at 11:44 AM
To: County Council <CountyCouncil@summitcounty.org>
Subject: Dakota Pacific Development Project

Hello,

My name is Glenn Dyer. I live in Sun Peak at 2057 Mahre Dr.

I ask that you not approve the Dakota Pacific Development project that is adjacent to Skull Candy's site. There is way too much congestion in the kimbal Junction area as it is.

Thanks.

Sent from [Outlook](#)

Glenn Dyer

Author of *The Torch Betrayal*, *The Ultra Betrayal*, and the soon to be released *The Unquiet Genius*, all novels in the Conor Thorn Series. **You can [pre-order](#) the eBook of *The Unquiet Genius* now on Amazon!**



<https://www.facebook.com/GlennDyerAuthor/>

https://twitter.com/duffy_dyer

<https://www.instagram.com/glennduffydyer/>

www.glenndyer.net

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Shawna Lambert** <shawnalambert@aol.com>
Subject: Re: Dakota Pacific Development should not be approved
Date: 26.10.2021 16:24:51 (+02:00)

Ms. Lambert,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Shawna Lambert <shawnalambert@aol.com>
Date: Friday, October 22, 2021 at 8:21 AM
To: Malena Stevens <mstevens@summitcounty.org>, Roger Armstrong <rramstrong@summitcounty.org>, Douglas Clyde <dcllyde@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>, Glenn Wright <gwright@summitcounty.org>
Subject: Dakota Pacific Development should not be approved

All,

My family moved here in 1968 when Park City was peaceful. I moved back to the area in 2012 so that I could raise my son in this beautiful outdoor area with all that it has to offer. Traffic in/into Park City is horrible now and is making it so that I may not want to live here in the future. The proposed Dakota Pacific development project at the tech center in Kimball junction should not be approved as it will bring even more traffic to the already super congested area. The zoning should not be changed.

Thank you,
Shawna Lambert
shawnalambert@aol.com
3730 Wagon Wheel Way
Park City

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To: **Shawna Lambert** <shawnalambert@aol.com>
Subject: Re: Dakota Pacific Development should not be approved
Date: 26.10.2021 16:24:51 (+02:00)

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shawnalambert@aol.com
3730 Wagon Wheel Way
Park City

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mstevens@summitcounty.org <mstevens@summitcounty.org>;
rarmstrong@summitcounty.org <rarmstrong@summitcounty.org>;
To: **dclyde@summitcounty.org** <dclyde@summitcounty.org>;
cfrobinson@summitcounty.org <cfrobinson@summitcounty.org>;
gwright@summitcounty.org <gwright@summitcounty.org>
Subject: Re: Dakota Pacific Development should not be approved
Date: 28.10.2021 15:18:38 (+02:00)

Thank you for the information Malena. I was able to watch at least an hour of the meeting last night. I didn't see the final result, but I guess that will be published in the minutes. I appreciated Roger's comments/stance on the project. That area is already a bottle neck before/after work and before/after ski days. Right now I try to avoid that area during the busy times, but if this zoning/project is approved, it will be impossible to avoid.

Thank you,
Shawna Lambert
shawnalambert@aol.com

-----Original Message-----

From: Malena Stevens <mstevens@summitcounty.org>
To: Shawna Lambert <shawnalambert@aol.com>
Sent: Tue, Oct 26, 2021 10:24 am
Subject: Re: Dakota Pacific Development should not be approved

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801-989-4039

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To: Malena Stevens <mstevens@summitcounty.org>, Roger Armstrong <rarmstrong@summitcounty.org>, Douglas Clyde <dclyde@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>, Glenn Wright <gwright@summitcounty.org>
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Thank you,
Shawna Lambert
shawnalambert@aol.com

3730 Wagon Wheel Way
Park City

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Maya McSpadden** <maya.mcspadden@gmail.com>
Subject: Re: Dakota Pacific Development
Date: 26.10.2021 15:56:43 (+02:00)

Ms. McSpadden,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Maya McSpadden <maya.mcspadden@gmail.com>
Date: Monday, October 25, 2021 at 10:12 AM
To: Malena Stevens <mstevens@summitcounty.org>
Subject: Dakota Pacific Development

Dear Summit County Council member,

I sincerely request that you do not approve the Dakota Pacific Project in Kimball Junction. This project will add water burden, traffic congestion, and will further stress the employment pool. Adding another hotel, homes, and supermarkets does not benefit the residents of Park City. While they may add some jobs, there is already a deficit of employees and affordable housing to support existing businesses. Housing has become so unaffordable that our service workers, educators, firefighters, etc are being pushed out of the community and there is little to draw workers to commute into our town. Our community needs more affordable workforce housing, and more services such as child care centers, camps, etc for existing residents, not more nightly rentals. Kimball Junction can not handle the current traffic and the proposed traffic mitigation strategies, including the flyover, have not been adequately vetted or funding secured. We need to address current infrastructure issues before another community/project can be considered.

I strongly oppose the Dakota Pacific Project and encourage you to do the same.

--

Maya McSpadden, MPA, PA-C

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **charles otterman** <g.pa.rips@hotmail.com>
Subject: Re: Dakota Pacific Development
Date: 26.10.2021 16:19:58 (+02:00)

Mr. and Mrs. Otterman,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: charles otterman <g.pa.rips@hotmail.com>
Date: Friday, October 22, 2021 at 1:31 PM
To: County Council <CountyCouncil@summitcounty.org>
Subject: Dakota Pacific Development

We have learned there is a request to amend the general plan to allow this company to build high density rental units at the Tech Center at Kimball Junction.

We urge you to refuse this request for many reasons. Two of the major ones are:

Kimball Junction is already a traffic nightmare and adding more housing to the area is unconscionable. We have water issue, infra-structure problems, elementary schools in demand... And these are NON-tax paying units.

We have ample supermarkets in the area as well as other commercial businesses and do not need more at that location.

Why don't they look at Richardsons Flats area? All the building going on around the Jordanelle, Deer Valley, etc. sure could use those amenities.

Thank you for watching out for the residents of Park City/Summit County who live here and fight the traffic issues growth brings.

Charles and Mary Otterman

From: **John Concannon** <jtcon945@gmail.com>
To: **Malena Stevens** <mstevens@summitcounty.org>
Subject: Re: Dakota Pacific Development
Date: 26.10.2021 11:16:56 (+02:00)

Malena,

Thanks for the note. I would enjoying attending via Zoom.

Warm Regards,
John Concannon
435-640-3396

On Oct 26, 2021, at 10:16 AM, Malena Stevens <mstevens@summitcounty.org> wrote:

Mr. Concannon,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: John Concannon <jtcon945@gmail.com>
Date: Sunday, October 24, 2021 at 3:40 PM
To: Malena Stevens <mstevens@summitcounty.org>
Subject: Dakota Pacific Development

Malena,
I hope you're well.

I am deeply concerned about the massive nature of the Dakota Pacific Development proposal in Kimball Junction. I have the following questions.

- Is the traffic mitigation plan funded? If so, when will it be completed?
- What is the availability for water for this project? Where would it be coming from?

Are you for or against changing the current development rights for this site?

Warm Regards,
John Concannon
435-640-3396

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **dkizer21@gmail.com** <dkizer21@gmail.com>
Subject: Re: Dakota Pacific Development
Date: 26.10.2021 16:21:35 (+02:00)

Mr. Kizer,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: dkizer21@gmail.com <dkizer21@gmail.com>
Date: Friday, October 22, 2021 at 11:08 AM
To: dkizer21@gmail.com <dkizer21@gmail.com>
Subject: Dakota Pacific Development

Hello Council Member,

I am a constituent and am writing to urge you to listen to the recommendation from the planning commission and not approve the Dakota Pacific proposal. I agree with the planning commission's stance that the project does not provide enough public benefit to counteract the increased traffic and impact to the community. The far flung proposals (gondola, flyover interchange, etc) that Dakota Pacific has proposed are an attempt to flash a shiny object to distract from the blatant issues in their proposal and are in no way satisfactory to resolve these issues. The continued updates to the proposal from Dakota Pacific still leaving far short of the needed public benefit for the substantial rezoning and density they are looking for. As a community we must demand better.

Best,

David Kizer
8679 Saddleback Cir
Park City, UT 84098
435-901-0521

From: **Maya McSpadden** <maya.mcspadden@gmail.com>
To: **Malena Stevens** <mstevens@summitcounty.org>
Subject: Re: Dakota Pacific Development
Date: 26.10.2021 11:30:47 (+02:00)

Thank you very much. I will do my best to attend.

Maya

On Tue, Oct 26, 2021 at 9:56 AM Malena Stevens <mstevens@summitcounty.org> wrote:

Ms. McSpadden,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens

Summit County Council

801-989-4039

From: Maya McSpadden <maya.mcspadden@gmail.com>
Date: Monday, October 25, 2021 at 10:12 AM
To: Malena Stevens <mstevens@summitcounty.org>
Subject: Dakota Pacific Development

Dear Summit County Council member,

I sincerely request that you do not approve the Dakota Pacific Project in Kimball Junction. This project will add water burden, traffic congestion, and will further stress the employment pool. Adding another hotel, homes, and supermarkets does not benefit the residents of Park City. While they may add some jobs, there is already a deficit of employees and affordable housing to support existing businesses. Housing has become so unaffordable that our service workers, educators, firefighters, etc are being pushed out of the community and there is little to draw workers to commute into our town. Our community needs more affordable workforce housing, and more services such as child care centers, camps, etc for existing residents, not more nightly rentals. Kimball Junction can not handle the current traffic and the proposed traffic mitigation strategies, including the flyover, have not been adequately vetted or funding secured. We need to address current infrastructure issues before another community/project can be considered.

I strongly oppose the Dakota Pacific Project and encourage you to do the same.

--

Maya McSpadden, MPA, PA-C

--

Maya McSpadden, MPA, PA-C

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Patrick Fannon** <patrick@skisontherun.com>
Subject: Re: Dakota Pacific Development
Date: 27.10.2021 03:47:24 (+02:00)

Mr. Fannon,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Patrick Fannon <patrick@skisontherun.com>
Date: Tuesday, October 26, 2021 at 7:32 PM
To: County Council <CountyCouncil@summitcounty.org>
Cc: Tom Fisher <tfisher@summitcounty.org>, Janna Young <jyoung@summitcounty.org>, Dave Thomas <dthomas@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>, Richard Bullough <rbullough@summitcounty.org>, Philip Bondurant <pbondurant@summitcounty.org>, Margaret Olson <molson@summitcounty.org>
Subject: Dakota Pacific Development

Dear County Council,

I am writing to express my urgent concern about voting strongly against the Dakota Pacific Development. I am a commercial real estate and business owner in Park City. As such, I am fully aware of the importance and value of development in our community. However, this development is NOT the style, size or application we need. Simply put, Dakota Pacific has made a bad investment decision. Its not your job to help them generate a return on a bad investment. Its not your job to bale them out of a bad business decision. Bad investments happen everyday in every business. Some decisions create greater value and some decisions create losses that businesses need to learn from and MOVE ON. The fact that these folks are even in a position to be asking you for approval on a development that:

1. Was never intended when the land was originally sold
2. Was never allowed with the Boyer acquisition
3. Was already turned down by the group you rely for planning and land expertise in the Synderville Basin

Should, quite honestly, make this a very straightforward decision. Whether its water, traffic, air pollution, or any other number of economic variables we, as a county and community, are trying to limit, this project is a red flag at every material variable. Please do the right thing. Simply realize that its not your job to help make a bad investment become a good one at the expense of our entire community. Please vote NO.

Thank you for your time.

Regards,

Patrick Fannon

Patrick Fannon
Owner

Switchback Sports
Skis on the Run
(435) 940-0744 -office
patrick@skisontherun.com

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Yasmin Aga Khan** <yasminagakhan@gmail.com>
Subject: Re: Dakota Pacific Development
Date: 26.10.2021 15:42:44 (+02:00)

Ms. Aga Khan,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Yasmin Aga Khan <yasminagakhan@gmail.com>
Date: Monday, October 25, 2021 at 3:45 PM
To: Malena Stevens <mstevens@summitcounty.org>
Subject: Re: Dakota Pacific Development

On Mon, Oct 25, 2021, 3:39 PM Yasmin Aga Khan <yasminagakhan@gmail.com> wrote:

Dear Malena Stevens,

I am a very long-time resident of Park City dating back to 1994. And first came here in 1986.

I implore you not to vote for the massive Dakota Pacific Development in the Tech Center area. This project is not consistent with the approved land use. Please do not clutter our already overflowing community. By voting yes, you will destroy the beauty of our Park City way of life.

Find another area.

Respectfully,

Yasmin Aga Khan

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Maureen Murtaugh** <maureen.murtaugh@gmail.com>
Subject: Re: Dakota Pacific Development
Date: 26.10.2021 15:52:53 (+02:00)

Ms. Murtaugh,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Maureen Murtaugh <maureen.murtaugh@gmail.com>
Date: Monday, October 25, 2021 at 11:48 AM
To: Malena Stevens <mstevens@summitcounty.org>
Subject: Dakota Pacific Development



11:45 AM

Maureen Murtaugh <maureen.murtaugh@gmail.com>

to publiccomments

Dear Malena,

I am writing to express my concerns about the proposed Dakota Pacific Development. I have been a Summit County resident for just shy of 19 years. Traffic in and around the Kimball junction area is increasingly an issue. Adding a project with density is certainly going to increase the traffic issues.

Is the traffic mitigation plan funded and when will it be completed? I urge you not to approve the project until traffic abatement is completed. Furthermore, I have concerns about a fly-over which will freeze more quickly than surface roads. We have many drivers who visit and are not familiar with the hazards of winter driving.

Please preserve the livability and visitability of Park City. Creating traffic gridlock is not how to do it.

Maureen Murtaugh
Deer Lake Village

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **John Concannon** <jtcon945@gmail.com>
Subject: Re: Dakota Pacific Development
Date: 26.10.2021 16:16:45 (+02:00)

Mr. Concannon,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: John Concannon <jtcon945@gmail.com>
Date: Sunday, October 24, 2021 at 3:40 PM
To: Malena Stevens <mstevens@summitcounty.org>
Subject: Dakota Pacific Development

Malena,
I hope you're well.

I am deeply concerned about the massive nature of the Dakota Pacific Development proposal in Kimball Junction. I have the following questions.

- Is the traffic mitigation plan funded? If so, when will it be completed?
- What is the availability for water for this project? Where would it be coming from?

Are you for or against changing the current development rights for this site?

Warm Regards,
John Concannon
435-640-3396

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **smart1955** <smart1955@aol.com>
Subject: Re: Dakota Pacific Development
Date: 26.10.2021 16:17:55 (+02:00)

Ms. Martini,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: smart1955 <smart1955@aol.com>
Date: Sunday, October 24, 2021 at 1:23 AM
To: County Council <CountyCouncil@summitcounty.org>
Subject: Dakota Pacific Development

I reside in Jeremy Ranch and am opposed to the large development being proposed in the Kimball Junction tech area. I am obviously concerned about making traffic worse than it already is, and you need to get input from the existing taxpayers. I believe you will find the majority of people are opposed to further development in this area.

Susan Martini

Sent from my Verizon, Samsung Galaxy smartphone

From: **Yasmin Aga Khan** <yasminagakhan@gmail.com>
To: **mstevens@summitcounty.org** <mstevens@summitcounty.org>
Subject: Re: Dakota Pacific Development
Date: 25.10.2021 15:45:46 (+02:00)

On Mon, Oct 25, 2021, 3:39 PM Yasmin Aga Khan <yasminagakhan@gmail.com> wrote:

Dear Malena Stevens,

I am a very long-time resident of Park City dating back to 1994. And first came here in 1986.

I implore you not to vote for the massive Dakota Pacific Development in the Tech Center area. This project is not consistent with the approved land use. Please do not clutter our already overflowing community. By voting yes, you will destroy the beauty of our Park City way of life.

Find another area.

Respectfully,

Yasmin Aga Khan

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **charles otterman** <g.pa.rips@hotmail.com>
Subject: Re: Dakota Pacific Development
Date: 26.10.2021 16:19:58 (+02:00)

Mr. and Mrs. Otterman,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: charles otterman <g.pa.rips@hotmail.com>
Date: Friday, October 22, 2021 at 1:31 PM
To: County Council <CountyCouncil@summitcounty.org>
Subject: Dakota Pacific Development

We have learned there is a request to amend the general plan to allow this company to build high density rental units at the Tech Center at Kimball Junction.

We urge you to refuse this request for many reasons. Two of the major ones are:

Kimball Junction is already a traffic nightmare and adding more housing to the area is unconscionable. We have water issue, infra-structure problems, elementary schools in demand... And these are NON-tax paying units.

We have ample supermarkets in the area as well as other commercial businesses and do not need more at that location.

Why don't they look at Richardsons Flats area? All the building going on around the Jordanelle, Deer Valley, etc. sure could use those amenities.

Thank you for watching out for the residents of Park City/Summit County who live here and fight the traffic issues growth brings.

Charles and Mary Otterman

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **dkizer21@gmail.com** <dkizer21@gmail.com>
Subject: Re: Dakota Pacific Development
Date: 26.10.2021 16:21:35 (+02:00)

Mr. Kizer,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: dkizer21@gmail.com <dkizer21@gmail.com>
Date: Friday, October 22, 2021 at 11:08 AM
To: dkizer21@gmail.com <dkizer21@gmail.com>
Subject: Dakota Pacific Development

Hello Council Member,

I am a constituent and am writing to urge you to listen to the recommendation from the planning commission and not approve the Dakota Pacific proposal. I agree with the planning commission's stance that the project does not provide enough public benefit to counteract the increased traffic and impact to the community. The far flung proposals (gondola, flyover interchange, etc) that Dakota Pacific has proposed are an attempt to flash a shiny object to distract from the blatant issues in their proposal and are in no way satisfactory to resolve these issues. The continued updates to the proposal from Dakota Pacific still leaving far short of the needed public benefit for the substantial rezoning and density they are looking for. As a community we must demand better.

Best,

David Kizer
8679 Saddleback Cir
Park City, UT 84098
435-901-0521

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Paul Newman** <pdnew@msn.com>
Subject: Re: Dakota Pacific Development
Date: 26.10.2021 15:24:11 (+02:00)

Mr. Newman,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Paul Newman <pdnew@msn.com>
Date: Monday, October 25, 2021 at 9:02 PM
To: County Council <CountyCouncil@summitcounty.org>
Subject: Dakota Pacific Development

I am writing to express my opposition to this proposed development. I live off Highway 224 and would be directly impacted by the increased traffic and congestion that this development would create. The proposed development requires a change to the land use plan and should be denied.

Paul Newman
3955 N Timberwolf Ln 4D
Park City, Utah 84098

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Corinne Crandall** <ccwvmm@yahoo.com>
Subject: Re: Dakota Pacific development
Date: 26.10.2021 15:21:59 (+02:00)

Ms. Crandall,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Corinne Crandall <ccwvmm@yahoo.com>
Date: Monday, October 25, 2021 at 9:45 PM
To: County Council <CountyCouncil@summitcounty.org>
Subject: Dakota Pacific development

Dear Council members,

I respectfully request that the only approvals that are granted are in line with the original plans.

Thank you,
Corinne Crandall

Sent from my iPad

From: **Patrick Fannon** <patrick@skisontherun.com>
To: **Malena Stevens** <mstevens@summitcounty.org>
Subject: Re: Dakota Pacific Development
Date: 27.10.2021 14:31:21 (+02:00)

Malena,

Is the meeting in person or on Zoom? Can I come in person or is that not possible? If it is only via zoom can you please send me the link.

Thank you for your time.

Patrick

Patrick Fannon
Owner
Switchback Sports
Skis on the Run
(435) 940-0744 -office
patrick@skisontherun.com

On Tue, Oct 26, 2021 at 9:47 PM Malena Stevens <mstevens@summitcounty.org> wrote:

Mr. Fannon,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Patrick Fannon <patrick@skisontherun.com>
Date: Tuesday, October 26, 2021 at 7:32 PM
To: County Council <CountyCouncil@summitcounty.org>
Cc: Tom Fisher <tfisher@summitcounty.org>, Janna Young <jyoung@summitcounty.org>, Dave Thomas <dthomas@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>, Richard Bullough <rbullough@summitcounty.org>, Philip Bondurant <pbondurant@summitcounty.org>, Margaret Olson <molson@summitcounty.org>
Subject: Dakota Pacific Development

Dear County Council,

I am writing to express my urgent concern about voting strongly against the Dakota Pacific Development. I am a commercial real estate and business owner in Park City. As such, I am fully aware of the importance and value of development in our community. However, this development is NOT the style, size or application we need. Simply put, Dakota Pacific has made a bad investment decision. Its not your job to help them generate a return on a bad investment. Its not your job to bale them out of a bad business decision. Bad investments happen everyday in every business. Some decisions create greater value and some decisions create losses that businesses need to learn from and MOVE ON. The fact that these folks are even in a position to be asking you for approval on a development that:

1. Was never intended when the land was originally sold
2. Was never allowed with the Boyer acquisition
3. Was already turned down by the group you rely for planning and land expertise in the Synderville Basin

Should, quite honestly, make this a very straightforward decision. Whether its water, traffic, air pollution, or any other number of economic variables we, as a county and community, are trying to limit, this project is a red flag at every material variable. Please do the right thing. Simply realize that its not your job to help make a bad investment become a good one at the expense of our entire community. Please vote NO.

Thank you for your time.

Regards,

Patrick Fannon

Patrick Fannon

Owner

Switchback Sports

Skis on the Run
(435) 940-0744 -office

patrick@skisontherun.com

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Patrick Fannon** <patrick@skisontherun.com>
Subject: Re: Dakota Pacific Development
Date: 27.10.2021 21:26:04 (+02:00)

You can attend in person or zoom to listen in on the Council Discussion.

Best,

Malena

From: Patrick Fannon <patrick@skisontherun.com>
Date: Wednesday, October 27, 2021 at 2:31 PM
To: Malena Stevens <mstevens@summitcounty.org>
Subject: Re: Dakota Pacific Development

Malena,

Is the meeting in person or on Zoom? Can I come in person or is that not possible? If it is only via zoom can you please send me the link.

Thank you for your time.

Patrick

Patrick Fannon
Owner
Switchback Sports
Skis on the Run
(435) 940-0744 -office
patrick@skisontherun.com

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Mr. Fannon,

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Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Patrick Fannon <patrick@skisontherun.com>
Date: Tuesday, October 26, 2021 at 7:32 PM
To: County Council <CountyCouncil@summitcounty.org>
Cc: Tom Fisher <tfisher@summitcounty.org>, Janna Young <jyoung@summitcounty.org>, Dave

Thomas <dthomas@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>, Richard Bullough <rbullough@summitcounty.org>, Philip Bondurant <pbondurant@summitcounty.org>, Margaret Olson <molson@summitcounty.org>

Subject: Dakota Pacific Development

Dear County Council,

I am writing to express my urgent concern about voting strongly against the Dakota Pacific Development. I am a commercial real estate and business owner in Park City. As such, I am fully aware of the importance and value of development in our community. However, this development is NOT the style, size or application we need. Simply put, Dakota Pacific has made a bad investment decision. Its not your job to help them generate a return on a bad investment. Its not your job to bale them out of a bad business decision. Bad investments happen everyday in every business. Some decisions create greater value and some decisions create losses that businesses need to learn from and MOVE ON. The fact that these folks are even in a position to be asking you for approval on a development that:

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Should, quite honestly, make this a very straightforward decision. Whether its water, traffic, air pollution, or any other number of economic variables we, as a county and community, are trying to limit, this project is a red flag at every material variable. Please do the right thing. Simply realize that its not your job to help make a bad investment become a good one at the expense of our entire community. Please vote NO.

Thank you for your time.

Regards,

Patrick Fannon

Patrick Fannon

Owner

Switchback Sports

Skis on the Run

(435) 940-0744 -office

patrick@skisontherun.com

From: **Roger Armstrong** <rarmstrong@summitcounty.org>
To: **Douglas Clyde** <dcllyde@summitcounty.org>; **Margaret Olson** <molson@summitcounty.org>
CC: **County Council** <CountyCouncil@summitcounty.org>; **Dave Thomas** <dthomas@summitcounty.org>
Subject: Re: Dakota Pacific Emails
Date: 26.10.2021 16:20:08 (+02:00)

I thought we were admonished before to ignore public comment about this outside of a public hearing - matter pending before Council.

Roger Armstrong
Member
Summit County Council
(818) 207-1417
rarmstrong@summitcounty.org



From: Douglas Clyde <dcllyde@summitcounty.org>
Sent: Tuesday, October 26, 2021 10:18 AM
To: Margaret Olson <molson@summitcounty.org>
Cc: County Council <CountyCouncil@summitcounty.org>
Subject: RE: Dakota Pacific Emails

Understand the bad public testimony that we unwitting took in, but this is legislative, not a quasi Judicial issue and we are allowed to speak to our constituents and make statements nes pa???????

From: Margaret Olson <molson@summitcounty.org>
Sent: Tuesday, October 26, 2021 10:13 AM
To: Roger Armstrong <rarmstrong@summitcounty.org>
Cc: Dave Thomas <dthomas@summitcounty.org>; County Council <CountyCouncil@summitcounty.org>
Subject: Re: Dakota Pacific Emails

I have advised that we hold these emails until the public hearing in a few weeks, and then read them and put them into the record at the time of the upcoming public hearing.

Margaret Olson, Summit County Attorney

Phone: 435.336.3209
Email: molson@summitcounty.org
Website: www.summitcounty.org/attorney
Addresses:

Criminal Division, 6300 Justice Center Road, Park City, Utah 84098
Civil Division, 60 N. Main Street, PO Box 128, Coalville, Utah 84017



On Oct 26, 2021, at 10:11 AM, Roger Armstrong <rarmstrong@summitcounty.org> wrote:

Margaret and Dave:

Council is receiving hundreds of emails concerning Dakota Pacific. Is Council prohibited from reading these emails for the same reason we cannot take public input on the issue?

Roger Armstrong
Member
Summit County Council
(818) 207-1417
rarmstrong@summitcounty.org

<Outlook-gfnzvmx1.png>

From: **Roger Armstrong** <rarmstrong@summitcounty.org>
To: **Margaret Olson** <molson@summitcounty.org>
CC: **Dave Thomas** <dthomas@summitcounty.org>; **County Council** <CountyCouncil@summitcounty.org>
Subject: Re: Dakota Pacific Emails
Date: 26.10.2021 16:16:06 (+02:00)

It will be a very long reading session.

Roger Armstrong
Member
Summit County Council
(818) 207-1417
rarmstrong@summitcounty.org



From: Margaret Olson <molson@summitcounty.org>
Sent: Tuesday, October 26, 2021 10:13 AM
To: Roger Armstrong <rarmstrong@summitcounty.org>
Cc: Dave Thomas <dthomas@summitcounty.org>; County Council <CountyCouncil@summitcounty.org>
Subject: Re: Dakota Pacific Emails

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Margaret Olson, Summit County Attorney

Phone: 435.336.3209
Email: molson@summitcounty.org
Website: www.summitcounty.org/attorney
Addresses:
Criminal Division, 6300 Justice Center Road, Park City, Utah 84098
Civil Division, 60 N. Main Street, PO Box 128, Coalville, Utah 84017



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Roger Armstrong
Member
Summit County Council
(818) 207-1417
rarmstrong@summitcounty.org

<Outlook-gfnzvmx1.png>

From: **Margaret Olson** <molson@summitcounty.org>
To: **Roger Armstrong** <rarmstrong@summitcounty.org>
CC: **Dave Thomas** <dthomas@summitcounty.org>; **County Council**
<CountyCouncil@summitcounty.org>
Subject: Re: Dakota Pacific Emails
Date: 26.10.2021 16:13:20 (+02:00)

I have advised that we hold these emails until the public hearing in a few weeks, and then read them and put them into the record at the time of the upcoming public hearing.

Margaret Olson, Summit County Attorney

Phone: 435.336.3209

Email: molson@summitcounty.org

Website: www.summitcounty.org/attorney

Addresses:

Criminal Division, 6300 Justice Center Road, Park City, Utah 84098

Civil Division, 60 N. Main Street, PO Box 128, Coalville, Utah 84017



On Oct 26, 2021, at 10:11 AM, Roger Armstrong <rarmstrong@summitcounty.org> wrote:

Margaret and Dave:

Council is receiving hundreds of emails concerning Dakota Pacific. Is Council prohibited from reading these emails for the same reason we cannot take public input on the issue?

Roger Armstrong
Member
Summit County Council
(818) 207-1417
rarmstrong@summitcounty.org

<Outlook-gfnzvmx1.png>

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **ksilianoff@yahoo.com** <ksilianoff@yahoo.com>
Subject: Re: Dakota Pacific in Kimball Junction
Date: 26.10.2021 15:49:24 (+02:00)

Ms. Silianoff,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: ksilianoff@yahoo.com <ksilianoff@yahoo.com>
Date: Monday, October 25, 2021 at 1:16 PM
To: Malena Stevens <mstevens@summitcounty.org>, Roger Armstrong <rrarmstrong@summitcounty.org>, aclyde@summitcounty.org <aclyde@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>, Glenn Wright <gwright@summitcounty.org>
Subject: Dakota Pacific in Kimball Junction

Hello All:

I'm emailing you today to share my thought/concerns about the scope of the proposed Dakota Pacific development in Kimball Junction.

I have followed the development plans over the years, and I think that a residential project does make more sense than a tech center, but the scope of this project as it now stands seems way too large for the already congested Kimball Junction area.

My main concerns are:

- **Traffic.** How will this really impact traffic?
- **Water availability:** There is such a water shortage in the West, and it seems to be getting worse not better
- **Light pollution:** I live in Ranch Place and I can see Kimball Junction from my house. The lights from Skullcandy and the road next to it are so bright (I've emailed the council about this in the past, but did not receive an reply). I am concerned about the light pollution from the new development. The Visitor Center and its parking lot seem to put out much less light pollution than the nearby road and Skullcandy. I hope light pollution will be a big consideration for any future development in that area.
- **Affordable housing vs. commercial buildings and hotels:** I think the new development should have more affordable housing and fewer (even none) hotels and commercial buildings. I think developing this spot for affordable housing/public transportation/walkability/bike ability is a great idea—but why do we have to more hotels?

I just wanted to share my opinion as a Summit County/Snyderville Basin resident. Although it would be nice to keep this space undeveloped, I am not opposed to developing it in a better (more affordable housing, less commercial and hotel space) way.

I urge you to vote NO and re-visit the scope of this massive project—it's close but I think it could be better. Thank you,

Kathy Silianoff
1962 Browning Court

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Jennifer Bevilacqua** <jennifer@drinkh2o.net>
Subject: Re: Dakota Pacific Planned Community - DO NOT APPROVE
Date: 26.10.2021 16:08:44 (+02:00)

Ms. Bevilacqua,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Jennifer Bevilacqua <jennifer@drinkh2o.net>
Date: Sunday, October 24, 2021 at 6:59 PM
To: Public Comments <publiccomments@summitcounty.org>, Malena Stevens <mstevens@summitcounty.org>, Roger Armstrong <rarmstrong@summitcounty.org>, Douglas Clyde <dclde@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>, Glenn Wright <gwright@summitcounty.org>
Subject: Dakota Pacific Planned Community - DO NOT APPROVE

Dear County Council,

I am a resident of Park City. I am writing today to strongly oppose the Dakota Pacific Planned Community. Below are the reasons to NOT approve this development.

1. This is not a work force driven project, it's a major neighborhood. Only 330 work force units out of 1100 and most of the 2M sq ft includes hotels and supermarkets that far outweighs the work force units
2. This project will create major traffic problems throughout Kimball Junction. Adding 3000 residents and 4000 vehicles is too much for an already overloaded area.
3. The traffic mitigation plan is not aligned with the development phase dates. The flyover will cost at least \$130M and will take 7 years if it gets approved and built on schedule which never happens when the government is controlling the project
4. Workforce housing will not be affordable for the bottom earning workers and we don't have any estimates yet because we don't have updated AMI numbers yet.
5. Where is the water going to come from for this and other development projects? We are in a drought and we will have to supply water to more than 3000 new residents?
6. The new load of residents in the Kimball junction will crush the local infrastructure and the only solution to that is build more? Insanity.

7. Its not the County Councils responsibility to provide work force housing for the businesses in Park City. The businesses should provide more compensation and build housing in Kamas or rural areas of Summit County. The commute is not the real issue, it's the pay the businesses pay workers. If they can't afford it then they should be in some other business. Also provide bus transportation for commutes paid for by the businesses.

8. The motive for the Country Council to approve this is unknown, they have not demonstrated any benefit to the residents of the greater Park City area. They may be influenced by powerful forces outside Park City in Salt Lake or the state of Utah.

Thank you for preserving the quality of life here in Park City.

Sincerely,

Jennifer Bevilacqua

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Polly Ivers** <polly_ivers@yahoo.com>
Subject: Re: Dakota Pacific Planned Community - Please vote NO
Date: 26.10.2021 16:15:47 (+02:00)

Ms. Ivers,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Polly Ivers <polly_ivers@yahoo.com>
Date: Sunday, October 24, 2021 at 4:20 PM
To: Douglas Clyde <dcl Clyde@summitcounty.org>, Malena Stevens <mstevens@summitcounty.org>, Roger Armstrong <rarmstrong@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>, Glenn Wright <gwright@summitcounty.org>
Subject: Dakota Pacific Planned Community - Please vote NO

Council Members, as a long time community member, I have great concerns in regards to this project. The development will have a significant negative impact on the environment, climate, wildlife, existing drought, air quality, and traffic congestion.

What about Policy 2.3? This is not an existing entitlement.

Too much development has been approved already (i.e. Canyons, Junction), and we are seeing the cumulative negative impacts everyday.

As you are community representatives, I implore you to NOT approve this project.

Respectfully, Polly Ivers

From: **Kathryn Pratchett** <kathypratchett@hotmail.com>
To: **Malena Stevens** <mstevens@summitcounty.org>
Subject: Re: Dakota Pacific Planned Community
Date: 26.10.2021 19:42:00 (+02:00)

Thank you for your response. What is the zoom link?
Regards,
Kathy

On Oct 26, 2021, at 10:17 AM, Malena Stevens <mstevens@summitcounty.org> wrote:

Ms. Pratchett,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Kathryn Pratchett <kathypratchett@hotmail.com>
Date: Sunday, October 24, 2021 at 2:59 PM
To: Malena Stevens <mstevens@summitcounty.org>, Roger Armstrong <rmstrong@summitcounty.org>, Douglas Clyde <dclde@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>, Glenn Wright <gwright@summitcounty.org>
Subject: Dakota Pacific Planned Community

To Whom it May Concern:

I am extremely concerned about the upcoming Dakota Pacific Planned Community proposed project around Kimball junction. We don't need more housing in such a congested part of town. The roads can not support it. Our water supply can not support it. Please help preserve our beautiful mountain town by denying the developers request for a zoning change.

Regards,
Kathryn Pratchett

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Kathryn Pratchett** <kathypratchett@hotmail.com>
Subject: Re: Dakota Pacific Planned Community
Date: 27.10.2021 04:06:45 (+02:00)

Tomorrow's County Council link and agenda can be found at: https://www.summitcounty.org/AgendaCenter/ViewFile/Agenda/_10272021-3156?html=true

From: Kathryn Pratchett <kathypratchett@hotmail.com>
Date: Tuesday, October 26, 2021 at 1:42 PM
To: Malena Stevens <mstevens@summitcounty.org>
Subject: Re: Dakota Pacific Planned Community

Thank you for your response. What is the zoom link?
Regards,
Kathy

On Oct 26, 2021, at 10:17 AM, Malena Stevens <mstevens@summitcounty.org> wrote:

Ms. Pratchett,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Kathryn Pratchett <kathypratchett@hotmail.com>
Date: Sunday, October 24, 2021 at 2:59 PM
To: Malena Stevens <mstevens@summitcounty.org>, Roger Armstrong <rmstrong@summitcounty.org>, Douglas Clyde <dclde@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>, Glenn Wright <gwright@summitcounty.org>
Subject: Dakota Pacific Planned Community

To Whom it May Concern:

I am extremely concerned about the upcoming Dakota Pacific Planned Community proposed project around Kimball junction. We don't need more housing in such a congested part of town. The roads can not support it. Our water supply can not support it. Please help preserve our beautiful mountain town by denying the developers request for a zoning change.

Regards,
Kathryn Pratchett

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **sunny pater** <sunny.pater81@gmail.com>
Subject: Re: Dakota pacific planned community
Date: 26.10.2021 16:16:24 (+02:00)

Sunny,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: sunny pater <sunny.pater81@gmail.com>
Date: Sunday, October 24, 2021 at 4:03 PM
To: Malena Stevens <mstevens@summitcounty.org>
Subject: Dakota pacific planned community

Just emailing to voice that I AM NOT in support of this plan for a whole host of reasons. PLEASE do not move forward with this please.

Sent from my iPhone

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Kathryn Pratchett** <kathypratchett@hotmail.com>
Subject: Re: Dakota Pacific Planned Community
Date: 26.10.2021 16:17:20 (+02:00)

Ms. Pratchett,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Kathryn Pratchett <kathypratchett@hotmail.com>
Date: Sunday, October 24, 2021 at 2:59 PM
To: Malena Stevens <mstevens@summitcounty.org>, Roger Armstrong <rarmstrong@summitcounty.org>, Douglas Clyde <dcl Clyde@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>, Glenn Wright <gwright@summitcounty.org>
Subject: Dakota Pacific Planned Community

To Whom it May Concern:

I am extremely concerned about the upcoming Dakota Pacific Planned Community proposed project around Kimball junction. We don't need more housing in such a congested part of town. The roads can not support it. Our water supply can not support it. Please help preserve our beautiful mountain town by denying the developers request for a zoning change.

Regards,
Kathryn Pratchett

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Wendymcryan** <wendymcryan@gmail.com>
Subject: Re: Dakota Pacific Planned Community development project -JUST SAY NO!
Date: 26.10.2021 15:36:41 (+02:00)

Ms. Cryan,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Wendymcryan <wendymcryan@gmail.com>
Date: Monday, October 25, 2021 at 5:10 PM
To: Douglas Clyde <dcllyde@summitcounty.org>
Cc: Glenn Wright <gwright@summitcounty.org>, crobinson@summitcounty.org <crobinson@summitcounty.org>, Malena Stevens <mstevens@summitcounty.org>, Roger Armstrong <ramstrong@summitcounty.org>
Subject: Dakota Pacific Planned Community development project -JUST SAY NO!

Dear Doug and all Councilors,

Five years ago on a really cold morning with mud everywhere, the County Council walked the under construction Canyons Golf Course revised hole 11 with several Sunpeak residents and HOA board members, many County officials representing several departments, and me. Long story short: Summit County Council didn't let Vail's unapproved plan proceed. It's time to do the right thing again and JUST SAY NO! Sally Elliott has provided the history of the 50 acres and has said it the best. It wasn't acceptable in 2008 and the current developer submission is definitely an unacceptable proposal in 2021 if we want to preserve our way of life in this mountain community as the majority of us do. The way of life is why we are here!

Wendy Cryan
3945 Voelker Court
Park City

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Alev Wilk** <alevaiw@gmail.com>
Subject: Re: Dakota Pacific Planned Community In Kimball Junction
Date: 26.10.2021 16:04:31 (+02:00)

Mr. Wilk,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Alev Wilk <alevaiw@gmail.com>
Date: Monday, October 25, 2021 at 7:42 AM
To: Malena Stevens <mstevens@summitcounty.org>
Cc: Roger Armstrong <rarmstrong@summitcounty.org>, Douglas Clyde <dclde@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>, Glenn Wright <gwright@summitcounty.org>
Subject: Dakota Pacific Planned Community In Kimball Junction

Dear Council Members,

Thank you for allowing me to express my concerns over this development. I live on Bitner Road and already experience high-density traffic problems in Kimball junction and surrounding areas. I have further detailed my concerns below.

This does not appear to be a work force driven project. It's more accurately a major neighborhood development with retail use. Only 330 work force units out of 1100 are proposed and most of the 2 million square feet includes hotels and supermarkets that far outweighs the benefits of work house units. Therefore, it's benefits to the workforce community appears minimal compared to the extraordinary increase in traffic, draining of water resources and overburdening of the existing school system with potentially 2000 additional students.

This project will create major traffic problems throughout Kimball Junction. Adding 3000 residents and 4000 vehicles is too much for an already overloaded area. Furthermore, the traffic mitigation plan is not aligned with the development phase dates. The flyover will cost at least 130M and will take 7 years if it gets approved and built on schedule. Historically, this never happens when the government is controlling the project.

Furthermore, workforce housing will not be affordable for the bottom-earning workers and we don't have any estimates yet because we don't have updated AMI numbers at this time. In addition, where is the water going to come from for this and other development projects? We are in a drought and we will have to supply water to more than 3000 new residents.

Finally, the motive for the County Council to approve this development is not clear because the council has not clearly demonstrated sustainable benefits to the residents of the greater Park City area. My concern is that the council is influenced by powerful forces outside Park City, in Salt Lake or the state of Utah and therefore, do not have the interests of Park City residents and communities.

Thank you, Alev Wilk

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Tanya Keller** <keller.tmk@gmail.com>
Subject: Re: Dakota Pacific planned community in Kimball Junction
Date: 27.10.2021 04:08:43 (+02:00)

Ms. Keller,

Thank you for taking the time to contribute your input on this item. Council will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Tanya Keller <keller.tmk@gmail.com>
Date: Tuesday, October 26, 2021 at 1:02 PM
To: County Council <CountyCouncil@summitcounty.org>
Subject: Dakota Pacific planned community in Kimball Junction

Summit County Council Members,

I strongly oppose the Dakota Pacific planned community in Kimball Junction. We have lived in Utah all of our lives, and chose Park City to raise a family because it is a small mountain town with a close, tight-knit community. This small mountain town has already become a hub for non-stop traffic and crowding.

All three of my kids are on the Park City Ski Team, they practice at the Utah Olympic Park on the weekdays. I spend every afternoon in a traffic line on the 224 that extends from Kimball Junction past the blue roof 7-11. What should be a 5 minute drive to the UOP can take up to 30 minutes. I can't imagine what would happen if we add a planned community right in the middle of all of this chaos. Please vote to keep this a small mountain town while we still have the option. If we keep building at this rate, we will just be another commercialized ski city.

Please cease building any more planned communities until the existing traffic and crowding problem has been solved.

Thank you,
Tanya Keller

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Leonard McGee** <lmcgee@robertdebry.com>
CC: **County Council** <CountyCouncil@summitcounty.org>
Subject: Re: Dakota Pacific Planned Community
Date: 26.10.2021 16:00:38 (+02:00)

Len,

Thank you for reaching out with your comments and concerns. We will be discussing the Dakota Pacific Project further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person. I have cc'd my colleagues on council so they also have your comments.

I hope you and Robin are healthy and well!

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Leonard McGee <lmcgee@robertdebry.com>
Date: Monday, October 25, 2021 at 9:44 AM
To: Malena Stevens <mstevens@summitcounty.org>
Subject: Dakota Pacific Planned Community

Malena:

I wanted to write to express my deep concern and opposition to the proposed Dakota Pacific plans for the current open space area at Kimball Junction. As I understand it, this plan proposes 1100 residences, which could house over 3000 people. With vehicles, approaching more than 2000 additional, the traffic at Kimball Junction would come to a standstill at times during the day. The additional stress on an already stressed infrastructure (water, roads, schools, Basin Rec facilities, open space) would potentially be back breaking. As explained by Sally Elliott, this area was to be developed as a tech campus, not residences and retail. Surely, Summit County economic developers can get some of the development of tech companies that is currently going on in Utah County. Please vote to not allow this proposed development.

Leonard E. McGee

Leonard E. McGee

Senior Attorney

45 West Segoe Lily Dr Suite 401 Sandy UT 84070

Office: 801.262.8915 **Fax:** 801.208.9726

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From: **Malena Stevens** <mstevens@summitcounty.org>
To: **billi stephens** <billistephens@yahoo.com>
Subject: Re: Dakota Pacific planned community
Date: 26.10.2021 16:03:48 (+02:00)

Billi,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: billi stephens <billistephens@yahoo.com>
Date: Monday, October 25, 2021 at 8:35 AM
To: Public Comments <publiccomments@summitcounty.org>, County Council
<CountyCouncil@summitcounty.org>
Subject: Dakota Pacific planned community

Greetings,

Please vote No on the Dakota Pacific planned community project until better planning is in place. More time is needed to make a better plan to accommodate the fall out of this proposition from the effect it has on schools to the effect it has on traffic. At least these two critical items need a showing of how they will be ***definitively*** addressed as part of the proposal before creating a situation where the cart was placed before the horse.

Thank you,

Billi Tsuya,
Summit County Resident

[Sent from Yahoo Mail for iPhone](#)

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Pauline** <dpbrown1948@comcast.net>
Subject: Re: Dakota Pacific Planned Community
Date: 26.10.2021 15:48:34 (+02:00)

Ms. Brown,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Pauline <dpbrown1948@comcast.net>
Date: Monday, October 25, 2021 at 1:33 PM
To: Malena Stevens <mstevens@summitcounty.org>, Roger Armstrong <rrarmstrong@summitcounty.org>, Douglas Clyde <dcl Clyde@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>, Glenn Wright <gwright@summitcounty.org>
Subject: Dakota Pacific Planned Community

I am writing to express my strong opposition to the proposed Dakota Pacific Planned Community.

From my work location at Kimball Junction, I have a clear view of the traffic on Highway 224 and Olympic Parkway. The bumper to bumper traffic that occurs there is already unacceptable. It is my understanding that while traffic mitigation is addressed in the proposal, there is no funding for it and it is not on any future planned construction list with UDOT. I have not seen any benefit to the community from this project except, perhaps, workforce housing which could and should be addressed independent of the Dakota Pacific Planned Community.

The issue of water is an enormous concern. Where will the water come from to support such a large, high density housing and retail project? Then there's infrastructure, law enforcement, classroom size, medical services for the increased population. Have you addressed any of this?

Kimball Junction is the entry corridor to Park City, a beautiful resort community. It is Park City's first impression. This large project and the traffic associated with it will make it look less like one.

You were elected to work in the best interest of the people of Summit County. This proposed project is not. I urge you to vote against the Dakota Pacific Planned Community.

Thank you,

Pauline Brown

Sent from [Mail](#) for Windows

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Kathy Higginson** <kathy.ann.h@comcast.net>
Subject: Re: Dakota Pacific planned community
Date: 26.10.2021 16:06:08 (+02:00)

Ms. Higginson,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Kathy Higginson <kathy.ann.h@comcast.net>
Date: Sunday, October 24, 2021 at 8:46 PM
To: Malena Stevens <mstevens@summitcounty.org>
Subject: Dakota Pacific planned community

The Dakota Pacific community must not be allowed to be built. It's a ridiculous way to build under the guise of adding a few affordable housing units. The community absolutely cannot handle the added stress of the additional traffic and the added burden on our water supply. Additional schools will be needed. Those of us who have lived here for many years cannot afford the additional taxes to pay for all the ramifications of the unbridled growth. The community that voted you into office is against this proposed fiasco. You were voted into office to be our voice. Please vote "no" on this project.

Don and Kathy Higginson
Sent from my iPad

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Don** <donb1482@comcast.net>
Subject: Re: Dakota Pacific planned community
Date: 26.10.2021 15:52:21 (+02:00)

Mr. Brown,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Don <donb1482@comcast.net>
Date: Monday, October 25, 2021 at 11:58 AM
To: Malena Stevens <mstevens@summitcounty.org>, Roger Armstrong <rarmstrong@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>, Glenn Wright <gwright@summitcounty.org>, Douglas Clyde <dclde@summitcounty.org>
Subject: Dakota Pacific planned community

I am writing to express my opposition to the planned community at the Tech center property. I am a 26 year resident of the Snyderville Basin. During that time the greater Park City area roads, trails, and recreations facilities have become increasingly congested and over crowded. The wonderful quality of life bleeds a little more each year. The proposed development at the junction will only add to the problems that already impact us today.

As an aside the oft stated argument that the new residents are going to ride the bus or bike to work is specious one. They will use alternate transportation in the same percentage as current residents. Those percentages are very low. They will get in their cars just like everyone else.

Please do not approve the is development. Be part of the solution not part of the problem.

Thank you,
Don Brown

Sent from [Mail](#) for Windows

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Paula Larson** <larsonpaula3@gmail.com>
Subject: Re: Dakota Pacific Planned community
Date: 26.10.2021 16:16:56 (+02:00)

Ms. Larson,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Paula Larson <larsonpaula3@gmail.com>
Date: Sunday, October 24, 2021 at 2:59 PM
To: Malena Stevens <mstevens@summitcounty.org>, Glenn Wright <gwright@summitcounty.org>, Douglas Clyde <dcllyde@summitcounty.org>, Roger Armstrong <rarmstrong@summitcounty.org>
Subject: Dakota Pacific Planned community

Dear County Council Members,

I'm one of the majority in this community that want to voice my concern for the Dakota Pacific Planned community. There are traffic concerns, water availability concerns and overall over development concerns. There is already unused retail space in the area - we don't need more. Kimball Junction can't handle the traffic now or any roads in the city. Please put this to a referendum and let the community decide. We are all tired of the over development of this county. Can we put quality of life over making money?

Thank you,

Paula Larson

Jeremy Ranch resident

From: **Roger Armstrong** <rarmstrong@summitcounty.org>
To: **Malena Stevens** <mstevens@summitcounty.org>
Subject: Re: Dakota Pacific Planned Community
Date: 26.10.2021 16:10:13 (+02:00)

We are all getting these. I suspect Margaret and Dave would advise that we have to disregard the emails for the same reason we cannot take public comment during public input.

Roger Armstrong
Member
Summit County Council
(818) 207-1417
rarmstrong@summitcounty.org



From: Malena Stevens <mstevens@summitcounty.org>
Sent: Tuesday, October 26, 2021 10:00 AM
To: Leonard Mcgee <lmcgee@robertdebry.com>
Cc: County Council <CountyCouncil@summitcounty.org>
Subject: Re: Dakota Pacific Planned Community

Len,

Thank you for reaching out with your comments and concerns. We will be discussing the Dakota Pacific Project further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person. I have cc'd my colleagues on council so they also have your comments.

I hope you and Robin are healthy and well!

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Leonard Mcgee <lmcgee@robertdebry.com>
Date: Monday, October 25, 2021 at 9:44 AM
To: Malena Stevens <mstevens@summitcounty.org>
Subject: Dakota Pacific Planned Community

Malena:

I wanted to write to express my deep concern and opposition to the proposed Dakota Pacific plans for the current open space area at Kimball Junction. As I understand it, this plan proposes 1100 residences, which could house over 3000 people. With vehicles, approaching more than 2000 additional, the traffic at Kimball Junction would come to a standstill at times during the day. The additional stress on an already stressed infrastructure (water, roads, schools, Basin Rec facilities, open space) would potentially be back breaking.

As explained by Sally Elliott, this area was to be developed as a tech campus, not residences and retail. Surely, Summit County economic developers can get some of the development of tech companies that is currently going on in Utah County. Please vote to not allow this proposed development.

Leonard E. McGee

Leonard E. McGee

Senior Attorney

45 West Sege Lily Dr Suite 401 Sandy UT 84070

Office: 801.262.8915 **Fax:** 801.208.9726

robertdebry.com | [facebook](https://www.facebook.com) | [twitter](https://twitter.com)

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From: **Malena Stevens** <mstevens@summitcounty.org>
To: **matt@vortexracing.com** <matt@vortexracing.com>
Subject: Re: Dakota Pacific Planned Community
Date: 26.10.2021 16:17:34 (+02:00)

Mr. Griffin,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: matt@vortexracing.com <matt@vortexracing.com>
Date: Sunday, October 24, 2021 at 2:53 PM
To: Malena Stevens <mstevens@summitcounty.org>
Cc: Roger Armstrong <rarmstrong@summitcounty.org>, Douglas Clyde <dclde@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>, Glenn Wright <gwright@summitcounty.org>
Subject: Dakota Pacific Planned Community

Dear Malena, Roger, Doug, Chris and Glen,

I have lived with my family in Park City for over 10 years. I am very troubled by the massive over development that is planned. I urge you to not let the Dakota project go through. This is a small ski town not NYC. People did not move here to sit in traffic jams and watch the mountain side be bulldozed down. If you take the time to speak to the residents and explain what this project entails, you will find mostly a negative opinion.

Sincerely,

Matt Griffin

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Angela Marchetti** <angela.marchetti@gmail.com>
Subject: Re: Dakota Pacific Planned Community
Date: 26.10.2021 15:14:22 (+02:00)

Ms. Marchetti,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Angela Marchetti <angela.marchetti@gmail.com>
Date: Tuesday, October 26, 2021 at 7:28 AM
To: Public Comments <publiccomments@summitcounty.org>
Cc: Malena Stevens <mstevens@summitcounty.org>, Roger Armstrong <rarmstrong@summitcounty.org>, Douglas Clyde <dclde@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>, Glenn Wright <gwright@summitcounty.org>
Subject: Dakota Pacific Planned Community

City Council,

Support of the Dakota Pacific Planned Community development without FIRST building up traffic infrastructure and public school facilities is patently insane, as anyone would know who passes through Kimball Junction (especially during ski season) in its current state. Why would anyone want to ski here anymore having to deal with further traffic problems?

That's it. That's the email.

Sincerely,
Angela Marchetti

From: **Angela Marchetti** <angela.marchetti@gmail.com>
To: **Malena Stevens** <mstevens@summitcounty.org>
Subject: Re: Dakota Pacific Planned Community
Date: 26.10.2021 09:30:53 (+02:00)

I will. Thank you for considering my email!

Angela Marchetti

Sent from my iPhone

On Oct 26, 2021, at 9:14 AM, Malena Stevens <mstevens@summitcounty.org> wrote:

Ms. Marchetti,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Angela Marchetti <angela.marchetti@gmail.com>
Date: Tuesday, October 26, 2021 at 7:28 AM
To: Public Comments <publiccomments@summitcounty.org>
Cc: Malena Stevens <mstevens@summitcounty.org>, Roger Armstrong <rmstrong@summitcounty.org>, Douglas Clyde <dclde@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>, Glenn Wright <gwright@summitcounty.org>
Subject: Dakota Pacific Planned Community

City Council,

Support of the Dakota Pacific Planned Community development without FIRST building up traffic infrastructure and public school facilities is patently insane, as anyone would know who passes through Kimball Junction (especially during ski season) in its current state. Why would anyone want to ski here anymore having to deal with further traffic problems?

That's it. That's the email.

Sincerely,
Angela Marchetti

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **JAMES WALKER** <walkerj0@comcast.net>
Subject: Re: Dakota Pacific planned development
Date: 26.10.2021 15:44:51 (+02:00)

Mr. Walker,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: JAMES WALKER <walkerj0@comcast.net>
Date: Monday, October 25, 2021 at 2:29 PM
To: Malena Stevens <mstevens@summitcounty.org>, rarnstrong@summitcounty.org <rarnstrong@summitcounty.org>, Douglas Clyde <dcl Clyde@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>, Glenn Wright <gwright@summitcounty.org>
Subject: Dakota Pacific planned development

Dear County Council members,

I'm writing to you to add my voice to the opposition to the Kimball Junction development you are considering. The continued approval of these kinds of projects erodes the very reasons we live in this community rather than down in the Valley. The traffic at Kimball Junction and on 224 going into and out of Park City is already at unbearable levels. We live in Pinebrook and rarely ever go into Park City now because of the traffic and inconvenience, which will only be exacerbated if this project is approved. The volume of people moving here that don't respect the environment, the views, the way of life, or the wildlife here is disheartening to say the least. I constantly see drivers honking at runners, cyclists, wildlife in their hurry to get wherever it is they're going. Just yesterday while walking my dog I experienced a driver that was frustrated at having to wait for me to cross the street at a stop sign. I've seen drivers within two blocks of their homes in our neighborhood honk at cow moose as they try to guide their calves across the street in front of my house, causing them to alarm and fall on the pavement and injure themselves in the interest of getting home 30 seconds faster. We don't need the volume of new residents and traffic up here that this development will undoubtedly attract. As a voter, I expect my representatives to protect the way of life that I have invested in to live here. We are being asked to support a \$79 million school bond due to overcrowding in our schools - this development will only strain those resources further. I respectfully ask you to decline to approve this project in the interest of protecting our community.

Jim Walker
Pinebrook

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Marilyn Jameson** <mjameson2554@gmail.com>
Subject: Re: Dakota Pacific Project approval?
Date: 26.10.2021 16:08:08 (+02:00)

Ms. Pigg,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Marilyn Jameson <mjameson2554@gmail.com>
Date: Sunday, October 24, 2021 at 7:50 PM
To: Glenn Wright <gwright@summitcounty.org>
Cc: Malena Stevens <mstevens@summitcounty.org>, Roger Armstrong <rarmstrong@summitcounty.org>, Douglas Clyde <dclde@summitcounty.org>, cfrobiinson@summitcounty.org <cfrobiinson@summitcounty.org>, Jim Yancey <jim.parkcityutah@gmail.com>
Subject: Dakota Pacific Project approval?

Dear Glenn Wright

What is the County Council's motivation to approve this project, Is this project about to be approved? Based on discussions with friends it only creates more problems in our Kimball Junction community and fully reaches the Park City and County development

This Project will Affect

- Water
- Traffic
- Schools, worker housing, 330 units will never be enough and PC area is priced out of workers means(see developer/ County Joint venture below)
- Traffic , last years traffic study was a dizzying array of alternatives, no summaries were presented that I recall from the studies and proposal done by UDOT(I submitted comments)
- UDOT, has the state signed on to any agreement with the County and Developers as to timing and funding to manage traffic issues
- Funding from the County, how much and how to fund, affect on real estate taxes?
- What input has been received from the Park City Council?— They are still discussing work force housing solutions for the new Arts District and received significant input from PC residents..
- I Have followed Park Record articles but am surprised to hear in Gary Peacock's emails the it is about to be approved, is this valid? The details from Park Record articles are difficult ascertain what is really going to happen.
- Additional Citizen input is necessary—even at this seemingly late date! Please schedule sessions for additional input and for the Council to hear and respond to the citizens
- Work force housing is desperately needed, but government must not pay for it—other than with realistic joint venture/partnership with developers taking the Risk, not the County

Thanks for your input/comments

Jim Pigg, Pinebrook 435-655-0176

From: **RinaLBrownstone** <rinasolomon2@gmail.com>
To: **gwright@summitcounty.org** <gwright@summitcounty.org>
Subject: Re: Dakota Pacific project at Kimball Junction
Date: 26.10.2021 20:56:32 (+02:00)

Dear Mr. Wright,

My name is Rina Solomon. I have lived in the Blackhawk Station community, (at Kimball Junction), along with my husband, Dr. Gary Solomon, for the last 10 years. I wanted to voice my concerns to you and the county council, regarding the Dakota Pacific project at Kimball Junction. Simply stated, I am strongly opposed to the re-zoning of Kimball Junction Technology Park property and the proposed Dakota Pacific Development at Kimball Junction.

Community development and the expansion of the county's tax base, through the development of unsustainable housing will cause huge problems for our community. After suffering through the worst traffic jams at Kimball Junction this past winter, (even during a worldwide pandemic), it is clear that the additional traffic and business infrastructure cannot be supported, by this expansion.

During the previous ski season, and multiple times during the summer of 2021, when there were sports tournaments in town, traffic was worse than I have ever seen in my 10 years living at Kimball Junction. Traffic backups heading from Park City to Kimball Junction reached as far back as the entrance to The Canyons. Additionally, there were traffic backups, getting to the ski areas, from Kimball Junction to the ski areas. Many times, traffic heading from business/shopping areas to highway 224 was backed up beyond the roundabouts at Mountain America Credit Union, north of Smiths, and Walmart – ALL AT THE SAME TIME, bringing the junction to a virtual gridlock! With a potential (wishful?) traffic solution likely lagging the Dakota Pacific development by 9 or more years, if it happens at all, it can only be concluded that this development CANNOT be supported.

My belief is that the County had the right idea when they designated the land at Kimball Junction as a technology center. Furthermore, I believe economic and community development should be achieved by enabling businesses to move to the county. This should be the focus of the county's efforts, not fast-tracking developers wishes for another multi-thousand-unit development that has no ability to fit within the surrounding infrastructure. With the ever-increasing price of housing in the greater Park City/Kimball Junction area, companies with high paying, professional jobs must be drawn to the area, otherwise the growth of the community from the starter-home, young family-opportunity on-up will be lost forever. Please do not let someone lead you into thinking that Dakota Pacific will enable low-income, or moderately priced housing. It will be marketed and priced based on the current comp's which show two and three-bedrooms in multi-family units at Kimball Junction already exceeding \$1-million. Dakota Pacific is a flawed development proposition based on timing, (UOT support), how the county should be approaching community development, and the ability of the surrounding infrastructure to absorb it without SIGNIFICANTLY impacting current Kimball Junction residents.

Lastly if you do not live at Kimball Junction or beyond, (Pinebrook, Jeremy Ranch, Summit Park), you truly will never understand the impact of your decision, if you vote to approve this development.

Sincerely,

Dr. Gary and Rina Solomon
1042 Station Loop Rd
Park City

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **RinaLBrownstone** <rinasolomon2@gmail.com>
Subject: Re: Dakota Pacific project at Kimball Junction
Date: 27.10.2021 03:45:50 (+02:00)

Mr. and Mrs. Solomon,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: RinaLBrownstone <rinasolomon2@gmail.com>
Date: Tuesday, October 26, 2021 at 8:58 PM
To: County Council <CountyCouncil@summitcounty.org>
Subject: Dakota Pacific project at Kimball Junction

To Whom It May Concern,

My name is Rina Solomon. I have lived in the Blackhawk Station community, (at Kimball Junction), along with my husband, Dr. Gary Solomon, for the last 10 years. I wanted to voice my concerns to you regarding the Dakota Pacific project at Kimball Junction. Simply stated, I am strongly opposed to the rezoning of Kimball Junction Technology Park property and the proposed Dakota Pacific Development at Kimball Junction.

Community development and the expansion of the county's tax base, through the development of unsustainable housing will cause huge problems for our community. After suffering through the worst traffic jams at Kimball Junction this past winter, (even during a worldwide pandemic), it is clear that the additional traffic and business infrastructure cannot be supported, by this expansion.

During the previous ski season, and multiple times during the summer of 2021, when there were sports tournaments in town, traffic was worse than I have ever seen in my 10 years living at Kimball Junction. Traffic backups heading from Park City to Kimball Junction reached as far back as the entrance to The Canyons. Additionally, there were traffic backups, getting to the ski areas, from Kimball Junction to the ski areas. Many times, traffic heading from business/shopping areas to highway 224 was backed up beyond the roundabouts at Mountain America Credit Union, north of Smiths, and Walmart – ALL AT THE SAME TIME, bringing the junction to a virtual gridlock! With a potential (wishful?) traffic solution likely lagging the Dakota Pacific development by 9 or more years, if it happens at all, it can only be concluded that this development CANNOT be supported.

My belief is that the County had the right idea when they designated the land at Kimball Junction as a technology center. Furthermore, I believe economic and community development should be achieved by enabling businesses to move to the county. This should be the focus of the county's efforts, not fast-tracking developers wishes for another multi-thousand-unit development that has no ability to fit within the

surrounding infrastructure. With the ever-increasing price of housing in the greater Park City/Kimball Junction area, companies with high paying, professional jobs must be drawn to the area, otherwise the growth of the community from the starter-home, young family-opportunity on-up will be lost forever. Please do not let someone lead you into thinking that Dakota Pacific will enable low-income, or moderately

priced housing. It will be marketed and priced based on the current comp's which show two and three-bedrooms in multi-family units at Kimball Junction already exceeding \$1-million.

Dakota Pacific is a flawed development proposition based on timing, (UOT support), how the county should be approaching community development, and the ability of the surrounding infrastructure to absorb it without SIGNIFICANTLY impacting current Kimball Junction residents.

Lastly if you do not live at Kimball Junction or beyond, (Pinebrook, Jeremy Ranch, Summit Park), you truly will never understand the impact of your decision, if you vote to approve this development.

Sincerely,

Dr. Gary and Rina Solomon
1042 Station Loop Rd
Park City

From: **Peter Metcalf** <petermetcalf55@gmail.com>
To: **Malena Stevens** <mstevens@summitcounty.org>
Subject: Re: Dakota Pacific project at Kimball Junction
Date: 26.10.2021 10:11:40 (+02:00)

Thank-you and I will do the best to adjust my work schedule to attend.

Kindly,
Peter

Sent from my iPhone

On Oct 26, 2021, at 9:06 AM, Malena Stevens <mstevens@summitcounty.org> wrote:

Mr. Metcalf,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: petermetcalf55@gmail.com <petermetcalf55@gmail.com>
Date: Tuesday, October 26, 2021 at 8:37 AM
To: County Council <CountyCouncil@summitcounty.org>
Subject: Dakota Pacific project at Kimball Junction

Dear Summit County Commissioners,

As a three decade plus long resident of Summit County and Park City, I want to first, thank you for your dedicated and selfless service on behalf of this community. Its most appreciated and not taken for granted.

Secondly, I am writing as an engaged, concerned, citizen who loves PC, Summit County and Utah and seeks the best for my community, kids and grandchildren. With that in mind, I want to voice my VERY STRONG, ROBUST, and DETERMINED OPPOSITION to the Dakota Pacific Project at Kimball Junction. We do NOT need this kind of growth and rather that reiterate less articulately the points that Sally Elliot so compellingly and articulately captured in her recent letter to the Editor in the Park Record, I will just say that I am 100% aligned with her arguments. We can and must say "NO" to this project.

Thanks for considering my opinion among all you receive,

Respectfully & with Appreciation,
Peter Metcalf

Peter Metcalf

Black Diamond Founder & CEO Emeritus / Outdoor Political Impact Project Partner/ Industry & Policy Consulting & Speaking

PO Box 680188, Park City, UT. 84068

Petermetcalf55@gmail.com

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **petermetcalf55@gmail.com** <petermetcalf55@gmail.com>
Subject: Re: Dakota Pacific project at Kimball Junction
Date: 26.10.2021 15:06:44 (+02:00)

Mr. Metcalf,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: petermetcalf55@gmail.com <petermetcalf55@gmail.com>
Date: Tuesday, October 26, 2021 at 8:37 AM
To: County Council <CountyCouncil@summitcounty.org>
Subject: Dakota Pacific project at Kimball Junction

Dear Summit County Commissioners,

As a three decade plus long resident of Summit County and Park City, I want to first, thank you for your dedicated and selfless service on behalf of this community. Its most appreciated and not taken for granted.

Secondly, I am writing as an engaged, concerned, citizen who loves PC, Summit County and Utah and seeks the best for my community, kids and grandchildren. With that in mind, I want to voice my VERY STRONG, ROBUST, and DETERMINED OPPOSITION to the Dakota Pacific Project at Kimball Junction. We do NOT need this kind of growth and rather that reiterate less articulately the points that Sally Elliot so compellingly and articulately captured in her recent letter to the Editor in the Park Record, I will just say that I am 100% aligned with her arguments. We can and must say "NO" to this project.

Thanks for considering my opinion among all you receive,

Respectfully & with Appreciation,
Peter Metcalf

Peter Metcalf

Black Diamond Founder & CEO Emeritus / Outdoor Political Impact Project Partner/ Industry & Policy Consulting & Speaking
PO Box 680188, Park City, UT. 84068
Petermetcalf55@gmail.com

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Kevin McCarthy** <kmccarthy@moonrakerllc.com>
Subject: Re: Dakota Pacific project at Kimball Junction
Date: 26.10.2021 15:02:23 (+02:00)

Mr. McCarthy,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Kevin McCarthy <kmccarthy@moonrakerllc.com>
Date: Tuesday, October 26, 2021 at 8:55 AM
To: County Council <CountyCouncil@summitcounty.org>
Subject: Dakota Pacific project at Kimball Junction

Council

I am diametrically opposed to altering the original building entitlement issued on the property previously designated as 'Tech Center'. Setting a prescient of issuing an approval to a developer who really wants much more freedom to over develop their holding is just a long term play. Big development corporations just take what they can get, put it on hold while they cycle back to some earlier projects. Then come back years later hoping for a new council makeup, whine and cry, threaten litigation while they demand everything originally wanted. This process gets continuously repeated in our community and it seems to work. Developers get what they want, rape the community and move on to the next victim.

Please, please, just tell Dakota they my build what was approved or not, their choice.

Enough is enough already.

In the words of Nancy Reagan, Just Say No.

Kevin

Kevin R. McCarthy

MoonRaker Associates
Pointing the Way

kmccarthy@moonrakerllc.com
202•536•9347 Mobile
www.moonrakerllc.com

Park City UT USA

From: **Rina Solomon** <rinasolomon2@gmail.com>
To: **Malena Stevens** <mstevens@summitcounty.org>
Subject: Re: Dakota Pacific project at Kimball Junction
Date: 27.10.2021 09:47:10 (+02:00)

Can you give me the Zoom link?

Sent from my iPhone

On Oct 26, 2021, at 9:45 PM, Malena Stevens <mstevens@summitcounty.org> wrote:

Mr. and Mrs. Solomon,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: RinaLBrownstone <rinasolomon2@gmail.com>
Date: Tuesday, October 26, 2021 at 8:58 PM
To: County Council <CountyCouncil@summitcounty.org>
Subject: Dakota Pacific project at Kimball Junction

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Kimball Junction to the ski areas. Many times, traffic heading from business/shopping areas to highway 224 was backed up beyond the roundabouts at Mountain America Credit Union, north of Smiths, and Walmart – ALL AT THE SAME TIME, bringing the junction to a virtual gridlock! With a potential (wishful?) traffic solution likely lagging the Dakota Pacific development by 9 or more years, if it happens at all, it can only be concluded that this development CANNOT be supported.

My belief is that the County had the right idea when they designated the land at Kimball Junction as a technology center. Furthermore, I believe economic and community development should be achieved by enabling businesses to move to the county. This should be the focus of the county's efforts, not fast-tracking developers wishes for another multi-thousand-unit development that has no ability to fit within the surrounding infrastructure. With the ever-increasing price of housing in the greater Park City/Kimball Junction area, companies with high paying, professional jobs must be drawn to the area, otherwise the growth of the community from the starter-home, young family-opportunity on-up will be lost forever. Please do not let someone lead you into thinking that Dakota Pacific will enable low-income, or moderately priced housing. It will be marketed and priced based on the current comp's which show two and three-bedrooms in multi-family units at Kimball Junction already exceeding \$1-million. Dakota Pacific is a flawed development proposition based on timing, (UOT support), how the county should be approaching community development, and the ability of the surrounding infrastructure to absorb it without SIGNIFICANTLY impacting current Kimball Junction residents.

Lastly if you do not live at Kimball Junction or beyond, (Pinebrook, Jeremy Ranch, Summit Park), you truly will never understand the impact of your decision, if you vote to approve this development.

Sincerely,

Dr. Gary and Rina Solomon
1042 Station Loop Rd
Park City

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Richard Chapman** <richard.b.chapman@gmail.com>
Subject: Re: Dakota Pacific Project must be denied. PLEASE STOP THIS PROJECT NOW
Date: 26.10.2021 15:18:39 (+02:00)

Mr. Chapman,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Richard Chapman <richard.b.chapman@gmail.com>
Date: Tuesday, October 26, 2021 at 7:40 AM
To: Malena Stevens <mstevens@summitcounty.org>
Subject: Dakota Pacific Project must be denied. PLEASE STOP THIS PROJECT NOW

Dakota Pacific Project must be denied. PLEASE STOP THIS PROJECT NOW

Richard B Chapman
7108 Canyon Drive
Park City, UT 84098-5382
(435)-655-1733
Richard.b.chapman@gmail.com

From: **Linda Lee** <lindalee77@gmail.com>
To: **Malena Stevens** <mstevens@summitcounty.org>
Subject: Re: Dakota Pacific Project Proposal
Date: 26.10.2021 11:12:44 (+02:00)

Where can you find a link to the Zoom meeting - still not comfortable attending public meetings in person.

On Oct 26, 2021, at 10:14 AM, Malena Stevens <mstevens@summitcounty.org> wrote:

Ms. Lee,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Linda Lee <lindalee77@gmail.com>
Date: Sunday, October 24, 2021 at 5:26 PM
To: Malena Stevens <mstevens@summitcounty.org>, Roger Armstrong <ramstrong@summitcounty.org>, Douglas Clyde <dclde@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>, Glenn Wright <gwright@summitcounty.org>
Subject: Re: Dakota Pacific Project Proposal

Here are some additional thoughts perhaps stated more clearly:

1. This is not a work force driven project, it's a major neighborhood. Only 330 work force units out of 1100 and most of the 2M sq ft includes hotels and supermarkets that far outweighs the work force units
2. This project will create major traffic problems throughout Kimball Junction. Adding 3000 residents and 4000 vehicles is too much for an already overloaded area.
3. The traffic mitigation plan is not aligned with the development phase dates. The flyover will cost at least \$130M and will take 7 years if it gets approved and built on schedule which never happens when the government is controlling the project
4. Workforce housing will not be affordable for the bottom earning workers and we don't have any estimates yet because we don't have updated AMI numbers yet.
5. Where is the water going to come from for this and other development projects? We are in a drought and we will have to supply water to more than 3000 new residents?
6. The new load of residents in the Kimball junction will crush the local infrastructure and the only solution to that is build more? Insanity.
7. Its not the County Councils responsibility to provide work force housing for the businesses in Park City. The businesses should provide more compensation and build housing in Kamas or rural areas of Summit County. The commute is not the real issue, it's the pay the businesses pay workers. If they can't afford it then they should be in some other business. Also provide bus

transportation for commutes paid for by the businesses.

I would like to hear from you as follows:

What would the motive for the Country Council to approve this Project? What do you see as the benefits to the Greater Park City Area?

Thank you -

Linda Lee



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On Oct 24, 2021, at 4:38 PM, Linda Lee <lindadlee77@gmail.com> wrote:

Hello - I am writing each of you to let you know that I, and many of my friends are very much opposed to the scope of this project. If any of you go through Kimball Junction on a daily basis, it is unfathomable to me that you can even consider adding this kind of proposed density to this area.

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We can't turn back the clock, but each of you should be considering the quality of life we all experience here and strive to at least maintain it, not approving projects that will severely impact negatively our quality of life. I recently read a comment that the councilors thought residents were not interested in this or didn't care - I think we are all weary of having to fight things off at every turn of the corner and many I have talked to were simply not even aware that this proposal was on the table.

There have been so many things I've read, it's hard to know which are true - the traffic mitigation plans sound worse than the current problem - can you imagine what it will be like during construction of a flyover in one of the busiest intersections in the county? And is this project actually funded or just a pipe dream at this time? One way to control traffic is to just say 'NO!' to more massive developments.

Please do not approve this project.

Sincerely,

Linda Lee and Walton MacCaughern
1311 Crescent Dr N
Park City, UT 84098
435 640 3474

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Linda Lee** <lindalee77@gmail.com>
Subject: Re: Dakota Pacific Project Proposal
Date: 27.10.2021 04:16:58 (+02:00)

That is totally understandable—please stay healthy and well. Tomorrow’s County Council link and agenda can be found at: https://www.summitcounty.org/AgendaCenter/ViewFile/Agenda/_10272021-3156?html=true

From: Linda Lee <lindalee77@gmail.com>
Date: Tuesday, October 26, 2021 at 11:12 AM
To: Malena Stevens <mstevens@summitcounty.org>
Subject: Re: Dakota Pacific Project Proposal

Where can you find a link to the Zoom meeting - still not comfortable attending public meetings in person.

On Oct 26, 2021, at 10:14 AM, Malena Stevens <mstevens@summitcounty.org> wrote:

Ms. Lee,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Linda Lee <lindalee77@gmail.com>
Date: Sunday, October 24, 2021 at 5:26 PM
To: Malena Stevens <mstevens@summitcounty.org>, Roger Armstrong <ramstrong@summitcounty.org>, Douglas Clyde <dclde@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>, Glenn Wright <gwright@summitcounty.org>
Subject: Re: Dakota Pacific Project Proposal

Here are some additional thoughts perhaps stated more clearly:

1. This is not a work force driven project, it’s a major neighborhood. Only 330 work force units out of 1100 and most of the 2M sq ft includes hotels and supermarkets that far outweighs the work force units
2. This project will create major traffic problems throughout Kimball Junction. Adding 3000 residents and 4000 vehicles is too much for an already overloaded area.
3. The traffic mitigation plan is not aligned with the development phase dates. The flyover will cost at least \$130M and will take 7 years if it gets approved and built on schedule which never happens when the government is controlling the project
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5. Where is the water going to come from

for this and other development projects? We are in a drought and we will have to supply water to more than 3000 new residents? 6. The new load of residents in the Kimball junction will crush the local infrastructure and the only solution to that is build more? Insanity. 7. Its not the County Councils responsibility to provide work force housing for the businesses in Park City. The businesses should provide more compensation and build housing in Kamas or rural areas of Summit County. The commute is not the real issue, it's the pay the businesses pay workers. If they can't afford it then they should be in some other business. Also provide bus transportation for commutes paid for by the businesses.

I would like to hear from you as follows:

What would the motive for the Country Council to approve this Project? What do you see as the benefits to the Greater Park City Area?

Thank you -

Linda Lee



On Oct 24, 2021, at 4:38 PM, Linda Lee <lindadlee77@gmail.com> wrote:

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Sincerely,

Linda Lee and Walton MacCaughern
1311 Crescent Dr N
Park City, UT 84098
435 640 3474

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Linda Lee** <lindalee77@gmail.com>
Subject: Re: Dakota Pacific Project Proposal
Date: 26.10.2021 16:14:18 (+02:00)

Ms. Lee,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Linda Lee <lindalee77@gmail.com>
Date: Sunday, October 24, 2021 at 5:26 PM
To: Malena Stevens <mstevens@summitcounty.org>, Roger Armstrong <rarmstrong@summitcounty.org>, Douglas Clyde <dclayde@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>, Glenn Wright <gwright@summitcounty.org>
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1311 Crescent Dr N
Park City, UT 84098
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From: **Linda Lee** <lindadlee77@gmail.com>
mstevens@summitcounty.org <mstevens@summitcounty.org>;
rarmstrong@summitcounty.org <rarmstrong@summitcounty.org>;
To: **dclyde@summitcounty.org** <dclyde@summitcounty.org>;
cfrobinson@summitcounty.org <cfrobinson@summitcounty.org>;
gwright@summitcounty.org <gwright@summitcounty.org>
Subject: Re: Dakota Pacific Project Proposal
Date: 24.10.2021 17:26:48 (+02:00)

Here are some additional thoughts perhaps stated more clearly:

1. This is not a work force driven project, it's a major neighborhood. Only 330 work force units out of 1100 and most of the 2M sq ft includes hotels and supermarkets that far outweighs the work force units
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Thank you -

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Please do not approve this project.

Sincerely,

Linda Lee and Walton MacCaughern
1311 Crescent Dr N
Park City, UT 84098
435 640 3474

From: **Linda Lee** <lindalee77@gmail.com>
To: **Malena Stevens** <mstevens@summitcounty.org>
Subject: Re: Dakota Pacific Project Proposal
Date: 26.10.2021 11:12:44 (+02:00)

Where can you find a link to the Zoom meeting - still not comfortable attending public meetings in person.

On Oct 26, 2021, at 10:14 AM, Malena Stevens <mstevens@summitcounty.org> wrote:

Ms. Lee,

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Malena

Malena Stevens
Summit County Council
801-989-4039

From: Linda Lee <lindalee77@gmail.com>
Date: Sunday, October 24, 2021 at 5:26 PM
To: Malena Stevens <mstevens@summitcounty.org>, Roger Armstrong <ramstrong@summitcounty.org>, Douglas Clyde <dcllyde@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>, Glenn Wright <gwright@summitcounty.org>
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Please do not approve this project.

Sincerely,

Linda Lee and Walton MacCaughern
1311 Crescent Dr N
Park City, UT 84098
435 640 3474

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Marianne Demers** <pcmaridem@hotmail.com>
Subject: Re: Dakota Pacific Project!!!
Date: 26.10.2021 15:49:00 (+02:00)

Ms. Demers,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Marianne Demers <pcmaridem@hotmail.com>
Date: Monday, October 25, 2021 at 1:28 PM
To: Malena Stevens <mstevens@summitcounty.org>, Roger Armstrong <rarmstrong@summitcounty.org>, Douglas Clyde <dclde@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>, GWright@summitcounty <GWright@summitcounty>
Subject: Dakota Pacific Project!!!

From: **Mr. Lee Bank** <lee_bank@yahoo.com>
To: **Malena Stevens** <mstevens@summitcounty.org>
Subject: Re: Dakota Pacific project
Date: 26.10.2021 16:25:44 (+02:00)

Thanks for your reply!

On Tuesday, October 26, 2021, 10:15:34 AM MDT, Malena Stevens <mstevens@summitcounty.org> wrote:

Mr. Lee,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person. I have copied my colleagues on council so they will also have your comments.

Best,

Malena

Malena Stevens

Summit County Council

801-989-4039

From: Mr. Lee Bank <lee_bank@yahoo.com>
Date: Sunday, October 24, 2021 at 4:37 PM
To: Malena Stevens <mstevens@summitcounty.org>
Subject: Dakota Pacific project

Commissioner Stevens,

As a Park City resident, tax payer and voter, I am writing to urge you to stop the Dakota Project.

It goes against the original intent of the zoning, will cause traffic issues, will drain valuable community resources (such as water use), and with the amount of affordable housing planned will barely cover new requirements for low income workers created by the project itself.

This huge development with nearly 800 new residences (not including the 330 for affordable housing), a hotel and tons of new retail space doesn't benefit our community

(and just shows the greed of out of town business developers and those in our local government that support them).

In November and in future elections, I will not vote for Commissioner candidates that show support for this project.

Regards,

Lee Bank

1953 Bear Hollow Dr

PC 84098

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **S. Ostrand-Rosenberg** <srosenbe@umbc.edu>
Subject: Re: Dakota Pacific project
Date: 26.10.2021 15:35:54 (+02:00)

Mr. and Mrs. Rosenberg,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: S. Ostrand-Rosenberg <srosenbe@umbc.edu>
Date: Monday, October 25, 2021 at 6:13 PM
To: County Council <CountyCouncil@summitcounty.org>
Subject: Dakota Pacific project

Please vote NO on the Dakota Pacific project for Kimball Junction.

Sue and Bob Rosenberg
3 Trailside Ct, Park City, UT 84060

From: **toekneecheen** <toekneecheen@gmail.com>
To: **Malena Stevens** <mstevens@summitcounty.org>
Subject: Re: Dakota Pacific project
Date: 26.10.2021 10:29:13 (+02:00)

Thanks for your timely response. Is there a zoom link I can use?

Regards
Tony Chen

----- Original message -----

From: Malena Stevens <mstevens@summitcounty.org>
Date: 10/26/21 8:50 AM (GMT-08:00)
To: T Witchy C <toekneecheen@gmail.com>
Subject: Re: Dakota Pacific project

Tony,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: T Witchy C <toekneecheen@gmail.com>
Date: Monday, October 25, 2021 at 12:57 PM
To: Malena Stevens <mstevens@summitcounty.org>
Subject: Dakota Pacific project

Hello Malena,

I'm writing to you out of concern about the proposed Dakota Pacific project. My family and I moved to Park City in February and love the open spaces and small town vibe of the locale. After reviewing the notes on the project, it doesn't feel like it's a good fit for our neighborhood.

Among the many things that seem inadequately addressed are the traffic issues this new development will create for our community. Also how will the increased public water demands be handled? Of course I can understand the need to provide more affordable housing for the local workforce, but the development doesn't seem to prioritize that in the design. The 224 is already starting to look like a

California freeway at rush hour, the addition of so many more people will only further exacerbate the issue.

Please do not approve this project to move forward.

Respectfully,

Tony Chen

Silver Springs

From: **Craig Williams** <craig@midgley-huber.com>
To: **Malena Stevens** <mstevens@summitcounty.org>
Subject: RE: Dakota Pacific Project
Date: 26.10.2021 15:34:00 (+02:00)

Malena;

Thanks for your acknowledgment of my email on this Dakota project and please VOTE NO!

By the way, regarding the building of structures on the tennis courts in Pinebrook, our HOA does not authorize the creation of a 'makeshift' road thru our property on Fawn Drive for construction access. This would be very disruptive to our existing homes, create dust and noise thru an otherwise peaceful and quiet neighborhood and literally pose a danger to our mostly 'senior' population walking their dogs, walking to the mail box etc.. Please access the proposed property development thru their own property off Pinebrook Blvd.

Thank you.

Regards,

Craig Williams
3055 Fawn Drive
Park City, Utah 84098

From: Malena Stevens <mstevens@summitcounty.org>
Sent: Tuesday, October 26, 2021 9:16 AM
To: Craig Williams <craig@midgley-huber.com>
Subject: Re: Dakota Pacific Project

Mr. Williams,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Craig Williams <craig@midgley-huber.com>
Date: Tuesday, October 26, 2021 at 6:33 AM
To: County Council <CountyCouncil@summitcounty.org>
Subject: Dakota Pacific Project

Hello Summit County Council;

I sure hope you are taking the cue from one of your own members, Doug Clyde, who has called the Dakota Pacific plan the 'Los Angeles -ication of Synydeville Basin. Councils approved stuff 20+ years ago before the Olympics when everyone thought 'let's help the old struggling

Silver Mine town get better.' But we got better without those developments after the Olympics and now those approvals will choke us to death traffic wise.

This project is too big, people will still drive to Main St no matter all of this "Pie in the Sky" 'walkability' (have you ever carried groceries a 1/2 half mile or longer?) They will still drive to Salt Lake. It relies on the County to ante up and be an accomplice to the crime of over development. And adding Gondolas? Seriously? Are we Disneyland? Talk about an 'eye sore'! STOP APPROVING BAD PROJECTS!!

We are already short on water. Why don't you use every 'variation' from the original approved application as a reason to VOTE NO! If you are going to approve anything, APPROVE WORKER HOUSING there and provide short route bus service to the junction/NewPark and to Main Street.

Regards;

Craig Williams
3055 Fawn Drive
Park City, Utah 84098
801-598-9291

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Fred Vallejo** <fred.a.vallejo@gmail.com>
Subject: Re: Dakota Pacific Project
Date: 27.10.2021 03:56:06 (+02:00)

Mr. Vallejo,

Thank you for taking the time to contribute your input on this item. Council will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Fred Vallejo <fred.a.vallejo@gmail.com>
Date: Tuesday, October 26, 2021 at 4:29 PM
To: Malena Stevens <mstevens@summitcounty.org>
Subject: Dakota Pacific Project

Dear Council Member Stevens,

I am writing as a concerned citizen and voter to let you know that I am strongly opposed to the proposed Dakota Pacific development project at Kimball Junction.

The last thing Kimball Junction needs is more (mostly unaffordable) housing units, more people, more cars, more traffic congestion, and more assaults on our quality of life.

As you know, you are under no obligation to approve any change in the original development agreement. It may well be possible to drive tech growth (or other “clean industry”) to the Junction in the future, and thereby diversify our community’s economy. Why forestall that option now?

The proposed Dakota Pacific development is unacceptable. It is growth-inducing, does not address the need for housing key community workers, and fails to contribute to our economic well-being or quality of life.

I urge you to stop this misguided project now.

Sincerely,

Fred Vallejo
Kamas, UT

Fred A. Vallejo

REALTOR

C: (435) 901-2015

O: (435) 649-9882



WARNING – FRAUDULENT FUNDING INSTRUCTIONS

Online banking fraud is on the rise. If you receive an email containing WIRE TRANSFER INSTRUCTIONS, immediately call your Realtor or the title company, whose contact information you know is reliable, to verify the information prior to sending funds.

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Julie Bernhard** <julie.bernhard610@gmail.com>
Subject: Re: Dakota Pacific Project
Date: 27.10.2021 03:57:57 (+02:00)

Ms. Bernhard,

Thank you for taking the time to contribute your input on this item. Council will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Julie Bernhard <julie.bernhard610@gmail.com>
Date: Tuesday, October 26, 2021 at 4:15 PM
To: County Council <CountyCouncil@summitcounty.org>
Subject: Re: Dakota Pacific Project

Dear Summit County Council,

Please respectfully vote NO on any changes to the Dakota Pacific, Summit Tech Center Project.

Please do not approve any changes to the restrictions in place. Do NOT allow different uses to the land.

Please do NOT allow a residential project to be constructed.

Thanks so much!

Julie Bernhard, 35 year Summit County Resident

julie.bernhard610@gmail.com

+1 435.640.5119

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Leslie Gleason** <lesliegleason@hotmail.com>
Subject: Re: Dakota Pacific Project
Date: 26.10.2021 16:05:34 (+02:00)

Ms. Gleason,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Leslie Gleason <lesliegleason@hotmail.com>
Date: Sunday, October 24, 2021 at 11:31 PM
To: Malena Stevens <mstevens@summitcounty.org>, Roger Armstrong <rramstrong@summitcounty.org>, Douglas Clyde <dcl Clyde@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>, Glenn Wright <gwright@summitcounty.org>, Public Comments <publiccomments@summitcounty.org>
Subject: Dakota Pacific Project

Summit County Board,

The Dakota Pacific project is massive extension to the Snyderville Basin which does not have the infrastructure to support it. The hashtag #affordablehousing seems to be attached to it and therefore makes it a more politically correct project. That aside, is the traffic mitigation plan funded and when will it be completed? If it is not funded and UDOT has no plan to build the flyover until Summit County raises the funds, it will not be built in time to align with the finish of early phases of the project. This means massive traffic gridlock in and around Kimball Junction. The infrastructure of Kimball Junction can absolutely not handle the additional traffic. Approving this project is the wrong choice for this area and the Basin residents. This project does not need to be approved as is nor do I believe the public is aware of this project. Please do not approve this project in its current form.

Sincerely,
Leslie Gleason
Jeremy Ranch resident

Sent from my iPhone

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **joanbenson9@gmail.com** <joanbenson9@gmail.com>
Subject: Re: Dakota Pacific project
Date: 27.10.2021 04:11:14 (+02:00)

Ms. Benson and Mr. Hibdon,

Thank you for taking the time to contribute your input on this item. Council will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: joanbenson9@gmail.com <joanbenson9@gmail.com>
Date: Tuesday, October 26, 2021 at 11:54 AM
To: Malena Stevens <mstevens@summitcounty.org>
Subject: Dakota Pacific project

Dear Summit County Council Stevens,
I don't think I need to tell you what the proposed Dakota Pacific project to re-zone the tech center (58.26 acres) would do to Kimball junction traffic, traffic on 224 and to the general quality of the entryway into Park City. We in the Snyderville basin will suffer. We have already shown we are willing to pay for open space out here, is that an option for this parcel?

Thank you,
Joan Benson and Dwight Hibdon
4958 East Meadows Dr.
84098

Sent from my iPhone

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **toekneecheen** <toekneecheen@gmail.com>
Subject: Re: Dakota Pacific project
Date: 27.10.2021 04:16:09 (+02:00)

Tomorrow's County Council link and agenda can be found at: https://www.summitcounty.org/AgendaCenter/ViewFile/Agenda/_10272021-3156?html=true

From: toekneecheen <toekneecheen@gmail.com>
Date: Tuesday, October 26, 2021 at 11:29 AM
To: Malena Stevens <mstevens@summitcounty.org>
Subject: Re: Dakota Pacific project

Thanks for your timely response. Is there a zoom link I can use?

Regards
Tony Chen

----- Original message -----

From: Malena Stevens <mstevens@summitcounty.org>
Date: 10/26/21 8:50 AM (GMT-08:00)
To: T Witchy C <toekneecheen@gmail.com>
Subject: Re: Dakota Pacific project

Tony,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: T Witchy C <toekneecheen@gmail.com>
Date: Monday, October 25, 2021 at 12:57 PM
To: Malena Stevens <mstevens@summitcounty.org>
Subject: Dakota Pacific project

Hello Malena,

I'm writing to you out of concern about the proposed Dakota Pacific project. My family and I moved to Park City in February and love the open spaces and small town vibe of the locale. After reviewing the notes on the project, it doesn't feel like it's a good fit for our neighborhood.

Among the many things that seem inadequately addressed are the traffic issues this new development will create for our community. Also how will the increased public water demands be handled? Of course I can understand the need to provide more affordable housing for the local workforce, but the development doesn't seem to prioritize that in the design. The 224 is already starting to look like a California freeway at rush hour, the addition of so many more people will only further exacerbate the issue.

Please do not approve this project to move forward.

Respectfully,
Tony Chen
Silver Springs

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **T Witchy C** <toekneeche@gmail.com>
Subject: Re: Dakota Pacific project
Date: 26.10.2021 15:50:36 (+02:00)

Tony,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: T Witchy C <toekneeche@gmail.com>
Date: Monday, October 25, 2021 at 12:57 PM
To: Malena Stevens <mstevens@summitcounty.org>
Subject: Dakota Pacific project

Hello Malena,

I'm writing to you out of concern about the proposed Dakota Pacific project. My family and I moved to Park City in February and love the open spaces and small town vibe of the locale. After reviewing the notes on the project, it doesn't feel like it's a good fit for our neighborhood.

Among the many things that seem inadequately addressed are the traffic issues this new development will create for our community. Also how will the increased public water demands be handled? Of course I can understand the need to provide more affordable housing for the local workforce, but the development doesn't seem to prioritize that in the design. The 224 is already starting to look like a California freeway at rush hour, the addition of so many more people will only further exacerbate the issue.

Please do not approve this project to move forward.

Respectfully,
Tony Chen
Silver Springs

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Mr. Lee Bank** <lee_bank@yahoo.com>
CC: **County Council** <CountyCouncil@summitcounty.org>
Subject: Re: Dakota Pacific project
Date: 26.10.2021 16:15:31 (+02:00)

Mr. Lee,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person. I have copied my colleagues on council so they will also have your comments.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Mr. Lee Bank <lee_bank@yahoo.com>
Date: Sunday, October 24, 2021 at 4:37 PM
To: Malena Stevens <mstevens@summitcounty.org>
Subject: Dakota Pacific project

Commissioner Stevens,

As a Park City resident, tax payer and voter, I am writing to urge you to stop the Dakota Project.

It goes against the original intent of the zoning, will cause traffic issues, will drain valuable community resources (such as water use), and with the amount of affordable housing planned will barely cover new requirements for low income workers created by the project itself.

This huge development with nearly 800 new residences (not including the 330 for affordable housing), a hotel and tons of new retail space doesn't benefit our community (and just shows the greed of out of town business developers and those in our local government that support them).

In November and in future elections, I will not vote for Commissioner candidates that show support for this project.

Regards,

Lee Bank
1953 Bear Hollow Dr
PC 84098

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **nhull** <nhull@xmission.com>
Subject: Re: dakota pacific project
Date: 26.10.2021 15:31:42 (+02:00)

Ms. Hull,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: nhull <nhull@xmission.com>
Date: Monday, October 25, 2021 at 7:28 PM
To: County Council <CountyCouncil@summitcounty.org>
Subject: dakota pacific project

I am writing to you to register my strong opposition to the Dakota Pacific project. There is no way our community can comfortably handle all of the additional people and traffic that this project will bring.

Nancy Hull
Summit County resident

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Cole Capener** <colecaper@gmail.com>
Subject: Re: Dakota Pacific Project
Date: 26.10.2021 15:33:05 (+02:00)

Cole,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person. I hope you and your family are healthy and well!

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Cole Capener <colecaper@gmail.com>
Date: Monday, October 25, 2021 at 7:28 PM
To: County Council <CountyCouncil@summitcounty.org>
Subject: Dakota Pacific Project

Dear Friends:

I know each of you and I must admit I am a bit surprised to understand--and please correct me if I am wrong--that you are favorably inclined to approve this project over the Planning Department's opposition. As a resident of Sun Peak, I've grown increasingly concerned about the traffic situation near Kimball Junction over the past several years. I can't help but think that this project would only greatly exacerbate traffic problems. Parking lot conditions on SR 224 not only make it difficult to get where you want to go, but they contribute significantly to carbon emissions (even considering all the Teslas around town).

I urge you to reject this development. We don't need it. It will cause a lot of problems. Just say no.

Thank you for your public service.

With thanks and best regards,

Cole R. Capener
1944 Mahre Dr, Park City, UT 84098

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Joette Hessick** <jhessick@comcast.net>
Subject: Re: Dakota Pacific Project
Date: 26.10.2021 15:25:34 (+02:00)

Ms. Hessick,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Joette Hessick <jhessick@comcast.net>
Date: Monday, October 25, 2021 at 8:30 PM
To: County Council <CountyCouncil@summitcounty.org>
Subject: Dakota Pacific Project

Im a resident of Summit County and live in Ranch Place.

PLEASE VOTE NO on this horrific project that benefits only the developers, but negatively impacts residents quality of life.

Joette Hessick

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Ruth silverstein** <ruthsilverstein@me.com>
Subject: Re: Dakota Pacific project
Date: 26.10.2021 15:27:08 (+02:00)

Ms. Silverstein,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Ruth silverstein <ruthsilverstein@me.com>
Date: Monday, October 25, 2021 at 8:19 PM
To: County Council <CountyCouncil@summitcounty.org>
Subject: Dakota Pacific project

I am asking you to all vote NO on the Dakota Pacific project.
We do not and realistically will not have infrastructure to handle the amount of people coming into this area.

Ruth Silverstein
6160 Trailside Dr.
Park City, UT
84098

Sent from my iPhone

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Curtis Lupo** <curtis.lupo@icloud.com>
Subject: Re: Dakota Pacific project
Date: 26.10.2021 15:05:31 (+02:00)

Mr. Lupo,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Curtis Lupo <curtis.lupo@icloud.com>
Date: Tuesday, October 26, 2021 at 8:40 AM
To: County Council <CountyCouncil@summitcounty.org>
Subject: Dakota Pacific project

To the council:

Kindly hear our pain with multiple levels of concern for the negative impact of this project at Kimball Junction. Traffic, water use, diminished open space, overburdened school system & noise, garbage & light pollution. We do not need to look like the sprawling suburbs of the valley. Vote to keep part of our community pristine. Have you ever hiked, biked or cross country skied across this parcel? That is what our town is about!

Curtis Lupo
Hidden Cove

Sent from my iPad

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Robert Bussen** <robertjbussen@gmail.com>
Subject: Re: Dakota Pacific project
Date: 26.10.2021 15:04:42 (+02:00)

Mr. Bussen,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Robert Bussen <robertjbussen@gmail.com>
Date: Tuesday, October 26, 2021 at 8:53 AM
To: County Council <CountyCouncil@summitcounty.org>
Subject: Dakota Pacific project

Now is NOT the time to approve the Dakota Pacific's project. Adding hundreds more cars and people to an already severely congested community is irresponsible folly. Fix the serious transportation/highway issues first, and then you can approve an increase in large building projects.

Father Robert Bussen
1052 Lincoln Ln, Park City, UT 84098

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Craig Williams** <craig@midgley-huber.com>
Subject: Re: Dakota Pacific Project
Date: 26.10.2021 15:15:47 (+02:00)

Mr. Williams,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Craig Williams <craig@midgley-huber.com>
Date: Tuesday, October 26, 2021 at 6:33 AM
To: County Council <CountyCouncil@summitcounty.org>
Subject: Dakota Pacific Project

Hello Summit County Council;

I sure hope you are taking the cue from one of your own members, Doug Clyde, who has called the Dakota Pacific plan the 'Los Angeles -ication of Snyderville Basin. Councils approved stuff 20+ years ago before the Olympics when everyone thought 'let's help the old struggling Silver Mine town get better.' But we got better without those developments after the Olympics and now those approvals will choke us to death traffic wise.

This project is too big, people will still drive to Main St no matter all of this "Pie in the Sky" 'walkability' (have you ever carried groceries a 1/2 half mile or longer?) They will still drive to Salt Lake. It relies on the County to ante up and be an accomplice to the crime of over development. And adding Gondolas? Seriously? Are we Disneyland? Talk about an 'eye sore'! STOP APPROVING BAD PROJECTS!!

We are already short on water. Why don't you use every 'variation' from the original approved application as a reason to VOTE NO! If you are going to approve anything, APPROVE WORKER HOUSING there and provide short route bus service to the junction/NewPark and to Main Street.

Regards;

Craig Williams
3055 Fawn Drive
Park City, Utah 84098
801-598-9291

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **parkrog1@gmail.com** <parkrog1@gmail.com>
Subject: Re: Dakota Pacific project
Date: 26.10.2021 15:30:57 (+02:00)

Mr. Stephens,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Roger Stephens <parkrog1@gmail.com>
Date: Monday, October 25, 2021 at 7:47 PM
To: County Council <CountyCouncil@summitcounty.org>
Subject: Dakota Pacific project

This project will create the biggest bottle neck of traffic at Kimball Junction. Summit County cannot afford to do this.

The county gave the original developer extra incentives and density BUT this should not give them any special consideration now.

Please save the junction and turn down this change.

--
Roger M Stephens

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **June Krigman** <jrkrigman@gmail.com>
Subject: Re: Dakota Pacific proposal
Date: 26.10.2021 16:04:15 (+02:00)

Ms. Krigman,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: June Krigman <jrkrigman@gmail.com>
Date: Monday, October 25, 2021 at 8:13 AM
To: Malena Stevens <mstevens@summitcounty.org>, Roger Armstrong <rarmstrong@summitcounty.org>, Douglas Clyde <dcl Clyde@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>, Glenn Wright <gwright@summitcounty.org>
Subject: Dakota Pacific proposal

I am writing to say that I am appalled that the Dakota Pacific development proposal is even being considered.

There are no real benefits to our community. Yes, you would get more taxes but they would have to go toward more police, fire, and schools. The number of affordable units would not be worth the trade-off for the harm this development would do to the area. The only one who would truly benefit is the developer who agreed to a different plan years ago.

There are no advantages to creating a multitude of new residences and commercial enterprises. It would only lead to thousands more people living here with cars, more workers driving to Park City, creating a worse traffic and parking nightmare, and the need for even more affordable housing. The flyover that is being considered to improve traffic flow has not been approved and would take years to build with construction gridlock. The answer to the traffic situation is not just a flyover, it is to stop building these developments.

Water has become a critical issue and will only get worse with this development (along with the projects at PCMR, Deer Valley, and other developments nearby). The entire state of Utah is in jeopardy of a water shortage, which was specifically highlighted on 60 Minutes this week. Our residents aren't even supposed to water their lawns, yet you're considering this development... how does this make any sense? There are already thousands of properties that have the right to build so why add even more? It would make more sense to put a moratorium on new developments.

The planning commission studied this project thoroughly and did not recommend it. They saw how potentially devastating it would be since our

community cannot handle such an increase in population and traffic. I don't understand how the members of the County Council can't see this, too. Do you really want to be responsible for making the current difficult situation worse?

To amend the agreement would totally ignore the General Plan that was created specifically to avoid such developments. You were elected to follow the guidelines and act in the best interests of our residents. Approving the Dakota Pacific development proposal would be a callous disregard of our community.

Please do not destroy this beautiful place that we all chose as our home.

Should the open space bond pass, why not put it toward purchasing the Dakota property.

Respectfully,

June Krigman

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Robert Phillips** <outlook_EDCD899D61660F44@outlook.com>
Subject: Re: Dakota Pacific proposal
Date: 26.10.2021 15:54:19 (+02:00)

Mr. Phillips,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Robert Phillips <outlook_EDCD899D61660F44@outlook.com>
Date: Monday, October 25, 2021 at 11:46 AM
To: County Council <CountyCouncil@summitcounty.org>
Subject: Dakota Pacific proposal

I am totally opposed to this project.
Too much traffic....too much density....and NOT ENOUGH WATER.
What are you all thinking...cancel this monstrosity...vote NO.
Robert Phillips
7454 Brook Hollow Loop Road
Park City, UT 84098

Sent from [Mail](#) for Windows

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Kim Fry** <kimfry5416@gmail.com>
Subject: Re: Dakota Pacific proposal
Date: 26.10.2021 15:22:40 (+02:00)

Ms. Fry,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Kim Fry <kimfry5416@gmail.com>
Date: Monday, October 25, 2021 at 9:38 PM
To: Malena Stevens <mstevens@summitcounty.org>
Subject: Dakota Pacific proposal

Dear Ms. Stevens:

As a 29 year resident of Park City, I've seen enough unbridled growth and destruction of some of the very elements which brought many of us to this beautiful community. I am STRONGLY opposed to a project of this scope at Kimball Junction and ask you to please VOTE NO on the Dakota Pacific project which does NOT meet our community's needs!

Sincerely,
Kim Fry
2786 Annie Oakley
Park City, Utah 84060

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Kim Wegesser** <kim26_2@yahoo.com>
Subject: Re: Dakota Pacific Proposed Project
Date: 26.10.2021 15:23:35 (+02:00)

Ms. Wegesser,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Kim Wegesser <kim26_2@yahoo.com>
Date: Monday, October 25, 2021 at 9:10 PM
To: County Council <CountyCouncil@summitcounty.org>
Subject: Dakota Pacific Proposed Project

Dear County Council:

As a 29 year resident of Park City, I am STRONGLY opposed to the Dakota Pacific project proposed at Kimball Junction. Please do NOT further degrade our already over run, congested, traffic ridden, resource stressed community with a ridiculously dense project which will only exacerbate the current gridlock. Vote NO on this development!

Kim Fry
2786 Annie Oakley
Park City, Utah 84060

[Sent from Yahoo Mail on Android](#)

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **mark markinparkcity.com** <mark@markinparkcity.com>
Subject: Re: Dakota Pacific Rezone at Kimball Junction - DON'T DO IT!
Date: 26.10.2021 15:57:10 (+02:00)

Mr. Seltenrich,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: mark markinparkcity.com <mark@markinparkcity.com>
Date: Monday, October 25, 2021 at 10:12 AM
To: County Council <CountyCouncil@summitcounty.org>
Subject: Dakota Pacific Rezone at Kimball Junction - DON'T DO IT!

Dear Commissioners:

When I first heard about this rezone of the current approval for the Tech Center parcels I thought Not To Worry as the Council will not even review the application, let alone contemplate approval. But here we are, with the word on the street that you are going to do just that. I can't believe that you would even consider this proposal for all of the reasons that are so obvious: Growth, More People, More Traffic, Just Plain More. We don't need it, and once it is rezoned we will lose forever the ability to have the parcel be what the current approvals allow: High Tech Jobs for our Existing Population.

There is no reason to approve this proposal. If in 20 years nothing has changed and no new tech companies have relocated here, then maybe something could be considered at that time.

By the way, I have lived here long enough to remember when the McDonalds was built at Kimball Junction, and the County had just approved a new sign ordinance. McDonalds was the first approval under that new ordinance and they had a corporate lackey come out and do a song and dance with colorful charts and graphs and convinced the approving body that they needed the tall signs that we now see. So instead of enforcing the new sign ordinance, which every new project has complied with since, they approved what we now see under the old ordinance. So 35 years later the first thing you see when entering "Park City" are these tall McDonalds signs. YUCK!

The reason I bring this up is that decisions which may seem reasonable at the time have really long lasting consequences. DO THE RIGHT THING AND DON'T APPROVE THIS PROPOSAL.

Sincerely,

Mark Seltenrich

Mark Seltenrich, GRI,CRS
Senior Sales Associate
Berkshire Hathaway Utah
Park City, UT 84060
435-901-1561

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Carol Murphy** <camurf@hotmail.com>
Subject: Re: Dakota Pacific
Date: 26.10.2021 16:02:13 (+02:00)

Carol,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person. I hope you are well!

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Carol Murphy <camurf@hotmail.com>
Date: Tuesday, October 26, 2021 at 9:41 AM
To: County Council <CountyCouncil@summitcounty.org>
Subject: Dakota Pacific

Please add my name to the list of so many county residents opposed to the build-out proposed by Dakota Pacific. Makes no sense to me at all to add to the overcrowding and traffic headaches at Kimball Junction. I think that present approval use was carefully considered and negotiated by a previous council. The fact that it has not "worked" (ie been profitable) for the developers is NOT a compelling reason for a major change and downgrade to the area.

Carol Murphy
Prospector Park
435-729-0941

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Larry Rose** <lgrose1@gmail.com>
Subject: Re: Dakota Pacific
Date: 27.10.2021 03:53:55 (+02:00)

Mr. Rose,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to listen in via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Larry Rose <lgrose1@gmail.com>
Date: Tuesday, October 26, 2021 at 4:47 PM
To: Malena Stevens <mstevens@summitcounty.org>, Douglas Clyde <dclayde@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>, Glenn Wright <gwright@summitcounty.org>
Subject: Dakota Pacific

Ladies and Gentlemen,

I am writing to urge you to vote "No" with respect to the request by Dakota Pacific to change the permitted use of the Tech Center Development at Kimball Junction.

This is not a change that is good for Park City.

Respectfully,

Lawrence Rose
Pinebrook

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **ANDREA L BARROS** <andyb959@aol.com>
Subject: Re: Dakota Pacific
Date: 26.10.2021 15:36:54 (+02:00)

Ms. Barros,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: ANDREA L BARROS <andyb959@aol.com>
Date: Monday, October 25, 2021 at 5:06 PM
To: Malena Stevens <mstevens@summitcounty.org>, Roger Armstrong <rarmstrong@summitcounty.org>, Douglas Clyde <dclde@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>, Glenn Wright <gwright@summitcounty.org>
Subject: Dakota Pacific

Please, please do not allow Dakota Pacific to change the plans for the hi-tech center at Kimball Junction. That land was not purchased for residential apartments and it should stay that way. The planning commission agrees and so do I.

Andrea Barros
234 Golden Eagle Drive
Park City, UT 84060
435-649-3011
Andyb959@aol.com

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Julie Erickson Simonds** <jesimonds@gmail.com>
Subject: Re: Dakota Pacific
Date: 26.10.2021 16:39:12 (+02:00)

Ms. Simonds,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Julie Erickson Simonds <jesimonds@gmail.com>
Date: Tuesday, October 26, 2021 at 10:32 AM
To: Roger Armstrong <rarmstrong@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>, Malena Stevens <mstevens@summitcounty.org>, Glenn Wright <gwright@summitcounty.org>, Douglas Clyde <dclayde@summitcounty.org>
Subject: Dakota Pacific

Dear members of the Summit County Council,
We find ourselves again in the position of trying to defend the positions that were agreed upon and paid for 13 years ago regarding the Tech Park land. Because of all the other developments in the area and people deciding to move to their second-homes during Covid we have already overwhelmed our infrastructure. Please just say 'No' to Dakota Pacific's request to change the code in order to build their massive project. Hold your ground...hold OUR ground.

Thank you,
Julie E Simonds
6315 Snowview Dr.
Park City, UT 84098
(since 1996)

--

There is no way to happiness, happiness is the way. Anon

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Liz Moore** <gary-liz@msn.com>
Subject: Re: Dakota Pacific
Date: 26.10.2021 16:03:24 (+02:00)

Ms. Moore,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Liz Moore <gary-liz@msn.com>
Date: Monday, October 25, 2021 at 9:02 AM
To: Malena Stevens <mstevens@summitcounty.org>
Subject: Dakota Pacific

Please don't approve this project! We need to solve our traffic and water problems here in Park City before we even think about expansion! We need to improve our school buildings before we even think about another additional school! Please vote NO on this development!

Very concerned residents of PC, Liz & Gary Moore

Sent from Gary & Liz Moore

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **mike washington** <washingtonjmg@gmail.com>
Subject: Re: Dakota Pacific
Date: 27.10.2021 03:54:37 (+02:00)

Mr. Washington,

Thank you for taking the time to contribute your input on this item. Council will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: mike washington <washingtonjmg@gmail.com>
Date: Tuesday, October 26, 2021 at 4:40 PM
To: County Council <CountyCouncil@summitcounty.org>
Subject: Dakota Pacific

The proposed development agreement amendments should not be approved.

There is absolutely no net benefit to our community in this proposal. Incremental tax benefits will be consumed by cost of services provided.

The traffic study was not professional and lacked solutions to the obvious problems created by the development. High Valley cannot possibly move the residents of the project even if they chose to use transit.

No traffic mitigation was proposed for the development phase.

The affordable housing proposed would likely be absorbed by the workers required for the commercial and retail elements of the project.

The design of the project was not professional. Design elements such as lack of snow storage and parking are examples of this lack of expertise.

Dakota's offer of influence with UDOT will likely go by the wayside if they receive their requested amendments.

--

Mike Washington

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Heleena Sideris** <helsideris@gmail.com>
Subject: Re: Dakota Pacific
Date: 27.10.2021 04:05:01 (+02:00)

Ms. Sideris,

Thank you for taking the time to contribute your input on this item. Council will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Heleena Sideris <helsideris@gmail.com>
Date: Tuesday, October 26, 2021 at 2:11 PM
To: County Council <CountyCouncil@summitcounty.org>
Subject: Dakota Pacific

Hello County Council,

I know I have emailed before on this topic but I am taking this opportunity to restate my original sentiments, which are fairly simple: We cannot allow this development into our community and still have a community.

This is your legacy, each and every one of you have an opportunity to turn this down and protect what little sense of community we have left.

Please do not allow another heartache and eyesore on a town that is slowly losing its soul, one redevelopment decision after another.

Thank you for the consideration,
Heleena Sideris
Parkite since birth

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Karen Ballash** <karenballash@gmail.com>
Subject: Re: Dakota Pacific
Date: 26.10.2021 15:49:59 (+02:00)

Mr. and Mrs. Ballash,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Karen Ballash <karenballash@gmail.com>
Date: Monday, October 25, 2021 at 1:00 PM
To: Malena Stevens <mstevens@summitcounty.org>, Roger Armstrong <rarmstrong@summitcounty.org>, Douglas Clyde <dclde@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>, Glenn Wright <gwright@summitcounty.org>
Subject: Dakota Pacific

Dear Council Members:

Just say NO to the Dakota Pacific Development. The intent of the original purchase of the land was to attract the tech industry, a need that will be vital if we continue to lose our snow. Park City has to protect itself if there is a downturn in our local tourist economy. We need jobs, not more traffic and people.

Water is becoming a huge issue around here. The new water treatment plant being built by Park City doesn't even begin to address the water needs of its current residents, let alone 1,000 more. And as far as traffic, there is no longer a mud season in Park City. The traffic is terrible year-round, — especially around the Kimball Junction interchange. The wildlife we cherish, and the quality of life in all of Summit County, will be impacted by these proposed developments — whether in Park City, Hennefer, or Hoytsville. It is these recreational opportunities and quality of life that brought people here in the first place. And it is what will attract tech businesses in the future.

Other than the people who will profit, who wants these developments? Certainly not the people you represent. Why are you working with The Dakota Pacific Project? It is the wrong fit. Let's work to attract a corporate project that will enhance our local economy. Just say NO to urban sprawl.

Karen and Larry Ballash
Pinebrook

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Tom Farkas** <tafarkas@yahoo.com>
Subject: Re: Dakota Pacific
Date: 26.10.2021 15:55:27 (+02:00)

Mr. Farkas,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Tom Farkas <tafarkas@yahoo.com>
Date: Monday, October 25, 2021 at 11:17 AM
To: County Council <CountyCouncil@summitcounty.org>
Subject: Dakota Pacific

Dear Summit County Council,

Please follow the recommendations of the Snyderville Basin Planning Commission and do not allow major modifications to what was originally approved. The community can not withstand that large of a development in that location.

Thank you,
Tom Farkas
Southridge

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Dan and Steph Obradovich** <dansteph945@gmail.com>
Subject: Re: Dakota Pacific
Date: 26.10.2021 15:25:56 (+02:00)

Mr. Obradovich,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Dan and Steph Obradovich <dansteph945@gmail.com>
Date: Monday, October 25, 2021 at 8:30 PM
To: Malena Stevens <mstevens@summitcounty.org>, Roger Armstrong <rrarmstrong@summitcounty.org>, Douglas Clyde <dcl Clyde@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>, Glenn Wright <gwright@summitcounty.org>
Subject: Dakota Pacific

Dear Council Members,

Please add my name to the growing list of community members opposed to the Dakota Pacific project at Kimball Junction. I can't think of a worse place for over 1,000 residential units than the Kimball Junction area. It is already overwhelmed with traffic and the last thing it needs is more cars. Before any residential density is added the county and state together with UDOT need to have plan to re-do or re-work the Kimball Junction intersections, then consider adding affordable housing for our teachers, police, firefighters and other public employees.

The 300 or so affordable housing units are not a benefit to the community when they are packaged with 800 or so additional units. I'm all for affordable housing, I supported the Highland Flats project, (with a bit less density). This project would have added much needed housing for teachers and other public workers , and much less of an impact on Kimball Junction than the Dakota project.

As Tom Clyde pointed out there is no community benefit to modifying the approval that already exists, the jackrabbit habitat is a community benefit.

The Dakota proposal does nothing to fill the needs of our community, it will only exacerbate our current problems. Please refuse to consider any changes to the development already approved for this parcel.

Thank you for serving our community.

Dan Obradovich

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Kathryn Deckert** <deckertkathryn@gmail.com>
Subject: Re: Dakota Pacific
Date: 26.10.2021 15:19:21 (+02:00)

Ms. Deckert,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Kathryn Deckert <deckertkathryn@gmail.com>
Date: Monday, October 25, 2021 at 11:38 PM
To: County Council <CountyCouncil@summitcounty.org>
Subject: Dakota Pacific

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Jason Ledyard** <jason.ledyard@ledyard-homes.com>
Subject: Re: Dakota Pacific
Date: 26.10.2021 15:17:25 (+02:00)

Mr. Ledyard,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Jason Ledyard <jason.ledyard@ledyard-homes.com>
Date: Tuesday, October 26, 2021 at 9:16 AM
To: County Council <CountyCouncil@summitcounty.org>
Subject: Dakota Pacific

Dear Council,

Please vote against the Dakota pacific project. We do not need more commercial development at Kimball Junction. We do not need more traffic or more people.

Sincerely,

Jason Ledyard
President
Ledyard Homes, Inc.
(o) 435.200.5404
(m) 435.640.9690
www.ledyard-homes.com

From: **Tom Farkas** <tafarkas@yahoo.com>
To: **Malena Stevens** <mstevens@summitcounty.org>
Subject: Re: Dakota Pacific
Date: 26.10.2021 22:26:37 (+02:00)

Thank you for your reply. I am planning on zooming in.

On Tuesday, October 26, 2021, 09:55:28 AM MDT, Malena Stevens <mstevens@summitcounty.org> wrote:

Mr. Farkas,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Tom Farkas <tafarkas@yahoo.com>
Date: Monday, October 25, 2021 at 11:17 AM
To: County Council <CountyCouncil@summitcounty.org>
Subject: Dakota Pacific

Dear Summit County Council,

Please follow the recommendations of the Snyderville Basin Planning Commission and do not allow major modifications to what was originally approved. The community can not withstand that large of a development in that location.

Thank you,
Tom Farkas
Southridge

From: **Heleena Sideris** <helsideris@gmail.com>
To: **Malena Stevens** <mstevens@summitcounty.org>
Subject: Re: Dakota Pacific
Date: 27.10.2021 11:29:28 (+02:00)

Hi Malena,

Thank you so much for your response! I unfortunately do not get off work until 6pm so am unable to attend, I appreciate the information anyway!!

Heleena

On Tue, Oct 26, 2021 at 10:05 PM Malena Stevens <mstevens@summitcounty.org> wrote:

Ms. Sideris,

Thank you for taking the time to contribute your input on this item. Council will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Heleena Sideris <helsideris@gmail.com>
Date: Tuesday, October 26, 2021 at 2:11 PM
To: County Council <CountyCouncil@summitcounty.org>
Subject: Dakota Pacific

Hello County Council,

I know I have emailed before on this topic but I am taking this opportunity to restate my original sentiments, which are fairly simple: We cannot allow this development into our community and still have a community.

This is your legacy, each and every one of you have an opportunity to turn this down and protect what little sense of community we have left.

Please do not allow another heartache and eyesore on a town that is slowly losing its soul, one redevelopment decision after another.

Thank you for the consideration,
Heleena Sideris

| Parkite since birth

From: **Erin Ruzek** <erinruzek@icloud.com>
To: **countycouncil@summitcounty.org** <countycouncil@summitcounty.org>
Subject: Re: Dakota Pacific/Tech Center
Date: 11.10.2021 19:32:29 (+02:00)

Hello,

I have not received a response from any county council members, acknowledging you have received my email. Could you please confirm you have received and read my email?

Thanks,
Erin

Sent from my iPhone

On Sep 30, 2021, at 10:18 AM, Erin Ruzek <erinruzek@me.com> wrote:

Hello Council,

I'm a Summit County resident, reaching out to each of you, in regards, to the Dakota Pacific development at the Tech Center.

I'm extremely concerned by this development, the amount of residential volume to an already overwhelmed area.

As you all are aware; we have unresolved traffic issues with the existing developments, drought/environmental issues (that will not be improving) & the Tech Center was what this area was approved for, not more housing that will put 3000 more people in an area already overwhelmed.

I'm a multi generational Utah local who, for over 10 years, has expressed extreme HWY 224 safety concerns for pedestrians. This HWY has not improved pedestrian safety one bit and if anything is more dangerous due to the population growth. It's unacceptable to approve more development, create more traffic issues, when we haven't fixed the issues we have been facing for years!

Park City is on the brinks of losing its small town charm, beautiful open space, wildlife habitat and is a few approved developments away, from turning into Draper, Utah and Bangerter Hwy.

I echo what Tom Clyde said in his Park Record column: Jack Rabbit Habitat

" These big developments can operate under their existing approvals. There's no community benefit to modifying them to grant more density, build more congestion or reduce parking. The jackrabbit habitat at the Tech Center is a real community benefit. It's not our fault there isn't a market for office space. Maybe part of the solution for the workforce housing issues is to shrink the workforce. Businesses can figure out how to provide an acceptable level of service with fewer people. We can all dial back our expectations a few notches, recognizing that waiting longer for dinner ripples through the system in terms of less traffic, less demand for subsidized housing and so on. Rather than comparing the existing approvals to the proposed modifications, we ought to be comparing the existing approvals with the vacant lots. There isn't a bus stop fancy enough to offset the negative impacts of adding 3,000 people at Kimball Junction. If the property owners want to build what is approved, that's their right. There's just no good reason to modify the approvals to encourage building more. Don't give an inch."

Please provide me an update on this project and recognize this letter as an extremely concerned resident when voting for the Dakota Pacific development and any future developments that do not fit the approved parameters when purchased! Money isn't everything!

Kindly,
Erin Ruzek

Sent from my iPhone

From: **Glenn Wright** <gwright@summitcounty.org>
To: **Erin Ruzek** <erinruzek@icloud.com>
Subject: Re: Dakota Pacific/Tech Center
Date: 12.10.2021 13:45:39 (+02:00)

Negotiations are in progress with Dakota Pacific.
Your concerns are valid and are being addressed in those discussions.

Get [Outlook for Android](#)

From: Erin Ruzek <erinruzek@icloud.com>
Sent: Tuesday, October 12, 2021, 07:34
To: Glenn Wright
Subject: Dakota Pacific/Tech Center

I sent this email to the "email the county council" link on www.summitcounty.org. But, haven't received a response from any council member. So, I figured I should send my email to each council member individually.

Hello Council,

I'm a Summit County resident, reaching out to each of you, in regards, to the Dakota Pacific development at the Tech Center.

I'm extremely concerned by this development, the amount of residential volume to an already overwhelmed area.

As you all are aware; we have unresolved traffic issues with the existing developments, drought/environmental issues (that will not be improving) & the Tech Center was what this area was approved for, not more housing that will put 3000 more people in an area already overwhelmed.

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Please provide me an update on this project and recognize this letter as an extremely concerned resident when voting for the Dakota Pacific development

and any future developments that do not fit the approved parameters when purchased! Money isn't everything!

Kindly,

Erin Ruzek

Sent from my iPhone

From: **Roger Armstrong** <rarmstrong@summitcounty.org>
To: **Erin Ruzek** <erinruzek@icloud.com>
Subject: Re: Dakota Pacific/Tech Center
Date: 12.10.2021 16:06:58 (+02:00)

Got it, Erin. Thank you.

Roger Armstrong

On Oct 12, 2021, at 7:32 AM, Erin Ruzek <erinruzek@icloud.com> wrote:

I sent this email to the "email the county council" link on www.summitcounty.org. But, haven't received a response from any council member. So, I figured I should send my email to each council member individually.

Hello Council,

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I'm a multi generational Utah local who, for over 10 years, has expressed extreme HWY 224 safety concerns for pedestrians. This HWY has not improved pedestrian safety one bit and if anything is more dangerous due to the population growth. It's unacceptable to approve more development, create more traffic issues, when we haven't fixed the issues we have been facing for years!

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Please provide me an update on this project and recognize this letter as an extremely concerned resident when voting for the Dakota Pacific development and any future developments that do not fit the approved parameters when purchased! Money isn't everything!

Kindly,

Erin Ruzek

Sent from my iPhone

From: **Glenn Wright** <gwright@summitcounty.org>
To: **Erin Ruzek** <erinruzek@icloud.com>; **County Council**
<CountyCouncil@summitcounty.org>
Subject: Re: Dakota Pacific/Tech Center
Date: 12.10.2021 02:46:54 (+02:00)

We have received your email. Thank you for your input.

Get [Outlook for Android](#)

From: Erin Ruzek <erinruzek@icloud.com>
Sent: Monday, October 11, 2021 7:32:29 PM
To: County Council <CountyCouncil@summitcounty.org>
Subject: Re: Dakota Pacific/Tech Center

Hello,
I have not received a response from any county council members, acknowledging you have received my email. Could you please confirm you have received and read my email?

Thanks,
Erin

Sent from my iPhone

On Sep 30, 2021, at 10:18 AM, Erin Ruzek <erinruzek@me.com> wrote:

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Kindly,
Erin Ruzek

Sent from my iPhone

From: **Erin Ruzek** <erinruzek@me.com>
To: **dclyde@summitcounty.org** <dclyde@summitcounty.org>
Subject: Re: Dakota Pacific/Tech Center
Date: 27.10.2021 21:06:24 (+02:00)

I wanted to re-reach out with my third email regarding the Dakota Pacific development. Sadly, Glenn and Roger were the only two who responded, acknowledging my words did not fall on deaf ears.

I appreciate my elected County Council taking the time to respond to residents concerns.

I believe you have listened to the MANY residents who are against this development. Therefore, as an elected County Council you need to represent the majorities stance by voting NO.

Please do the right thing! You do not need to bend over backwards for Dakota Pacific. They knew what restrictions were present when they purchased. If this didn't work for them, they should not have made the purchase. It is not your job to accommodate those who purchase land and then expect the County Council to change everything!

This vote will be a huge part of your Park City legacy! Please preserve this land, this town, wildlife, water, etc and make sure your vote does not add to the kimball junction/hwy 224 traffic failures. Summit County residents are watching and listening to see if their elected county council members hear them.

Kindly,
Erin Ruzek

Sent from my iPad

On Oct 12, 2021, at 7:33 AM, Erin Ruzek <erinruzek@icloud.com> wrote:

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Rather than comparing the existing approvals to the proposed modifications, we ought to be comparing the existing approvals with the vacant lots. There isn't a bus stop fancy enough to offset the negative impacts of adding 3,000 people at Kimball Junction. If the property owners want to build what is approved, that's their right. There's just no good reason to modify the approvals to encourage building more. Don't give an inch."

Please provide me an update on this project and recognize this letter as an extremely concerned resident when voting for the Dakota Pacific development and any future developments that do not fit the approved parameters when purchased! Money isn't everything!

Kindly,

Erin Ruzek

Sent from my iPhone

From: **Erin Ruzek** <erinruzek@icloud.com>
To: **Glenn Wright** <gwright@summitcounty.org>
CC: **Erin Ruzek** <erinruzek@me.com>
Subject: Re: Dakota Pacific/Tech Center
Date: 27.10.2021 20:55:57 (+02:00)

Thank you for replying, letting me know you received my emails regarding this issue. You and Roger were the only two who responded, acknowledging my words did not fall on deaf ears. I appreciate my elected County Council taking the time to respond to residents concerns. I believe you have listened to the MANY residents who are against this development.

Please do the right thing! You do not need to bend over backwards for Dakota Pacific. They knew what restrictions were present when they purchased. If this didn't work for them, they should not have made the purchase. It is not your job to accommodate those who purchase land and then expect the County Council to change everything!

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Kindly,
Erin

Sent from my iPad

On Oct 11, 2021, at 8:47 PM, Glenn Wright <gwright@summitcounty.org> wrote:

We have received your email. Thank you for your input.

Get [Outlook for Android](#)

From: Erin Ruzek <erinruzek@icloud.com>
Sent: Monday, October 11, 2021 7:32:29 PM
To: County Council <CountyCouncil@summitcounty.org>
Subject: Re: Dakota Pacific/Tech Center

Hello,
I have not received a response from any county council members, acknowledging you have received my email. Could you please confirm you have received and read my email?

Thanks,
Erin

Sent from my iPhone

On Sep 30, 2021, at 10:18 AM, Erin Ruzek <erinruzek@me.com> wrote:

Hello Council,

I'm a Summit County resident, reaching out to each of you, in regards, to the Dakota Pacific development at the Tech Center.

I'm extremely concerned by this development, the amount of residential volume to an already overwhelmed area.

As you all are aware; we have unresolved traffic issues with the existing developments, drought/environmental issues (that will not be improving) & the Tech Center was what this area was approved for, not more housing that will put 3000 more people in an area already overwhelmed.

I'm a multi generational Utah local who, for over 10 years, has expressed extreme HWY 224 safety concerns for pedestrians. This HWY has not improved pedestrian safety one bit and if anything is more dangerous due to the population growth. It's unacceptable to approve more development, create more traffic issues, when we haven't fixed the issues we have been facing for years!

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I echo what Tom Clyde said in his Park Record column: Jack Rabbit Habitat

" These big developments can operate under their existing approvals. There's no community benefit to modifying them to grant more density, build more congestion or reduce parking. The jackrabbit habitat at the Tech Center is a real community benefit. It's not our fault there isn't a market for office space. Maybe part of the solution for the workforce housing issues is to shrink the workforce. Businesses can figure out how to provide an acceptable level of service with fewer people. We can all dial back our expectations a few notches, recognizing that waiting longer for dinner ripples through the system in terms of less traffic, less demand for subsidized housing and so on.

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Please provide me an update on this project and recognize this letter as an extremely concerned resident when voting for the Dakota Pacific development and any future developments that do not fit the approved parameters when purchased! Money isn't everything!

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Sent from my iPhone

From: **Erin Ruzek** <erinruzek@me.com>
To: **mstevens@summitcounty.org** <mstevens@summitcounty.org>
Subject: Re: Dakota Pacific/Tech Center
Date: 27.10.2021 21:05:08 (+02:00)

I wanted to re-reach out with my third email regarding the Dakota Pacific development. Sadly, Glenn and Roger were the only two who responded, acknowledging my words did not fall on deaf ears.

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I believe you have listened to the MANY residents who are against this development. Therefore, as an elected County Council you need to represent the majorities stance by voting NO.

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Kindly,
Erin Ruzek

Sent from my iPad

On Oct 12, 2021, at 7:31 AM, Erin Ruzek <erinruzek@icloud.com> wrote:

I sent this email to the "email the county council" link on www.summitcounty.org. But, haven't received a response from any council member. So, I figured I should send my email to each council member individually.

Hello Council,

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Kindly,

Erin Ruzek

Sent from my iPhone

From: **Erin Ruzek** <erinruzek@icloud.com>
To: **Roger Armstrong** <rarmstrong@summitcounty.org>
Subject: Re: Dakota Pacific/Tech Center
Date: 27.10.2021 20:58:58 (+02:00)

Thank you Roger for replying, letting me know you received my emails regarding this issue. You and Glenn were the only two who responded, acknowledging my words did not fall on deaf ears.

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Please do the right thing! You do not need to bend over backwards for Dakota Pacific. They knew what restrictions were present when they purchased. If this didn't work for them, they should not have made the purchase. It is not your job to accommodate those who purchase land and then expect the County Council to change everything!

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*Appreciate what you do!

Kindly,
Erin

Sent from my iPad

On Oct 12, 2021, at 10:07 AM, Roger Armstrong <rarmstrong@summitcounty.org> wrote:

Got it, Erin. Thank you.

Roger Armstrong

On Oct 12, 2021, at 7:32 AM, Erin Ruzek <erinruzek@icloud.com> wrote:

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Sent from my iPhone

From: **Erin Ruzek** <erinruzek@me.com>
To: **cfrobinson@summitcounty.org** <cfrobinson@summitcounty.org>
Subject: Re: Dakota Pacific/Tech Center
Date: 27.10.2021 21:07:46 (+02:00)

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Kindly,

Erin Ruzek

Sent from my iPhone

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Charles Cunningham** <cwcunning@gmail.com>
Subject: Re: Dakota Pipeline proposal -- NO!!!!!!!
Date: 27.10.2021 03:46:20 (+02:00)

Mr. and Mrs. Cunningham,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Charles Cunningham <cwcunning@gmail.com>
Date: Tuesday, October 26, 2021 at 7:36 PM
To: County Council <CountyCouncil@summitcounty.org>
Subject: Dakota Pipeline proposal -- NO!!!!!!!

Hello, Council Members — My wife and I are strongly opposed to the Dakota Pacific proposal. The impact on traffic, schools, and infrastructure will be dramatic. The Kimball Junction intersections are already overloaded, our schools are near or at capacity, and the impact on our water supply will be significant. This is the wrong idea and the wrong time!

Charles and Gretchen Cunningham
Snyderville Basin

From: **Douglas Clyde** <dclcyde@summitcounty.org>
To: **Ruzek, Michael** <Michael.Ruzek@MSGraystone.com>
Subject: RE: Dakota Project
Date: 26.10.2021 15:27:26 (+02:00)

Hi , Mike. Please call if you have a chance. This is complex as you have noted and the short answer is I am left cleaning up someone else mess. Thanks, Doug 513 0046

From: Ruzek, Michael <Michael.Ruzek@MSGraystone.com>
Sent: Tuesday, October 26, 2021 9:18 AM
To: Douglas Clyde <dclcyde@summitcounty.org>
Subject: Dakota Project

Doug,

I understand that you have a council meeting on Wednesday and the Dakota Pacific project may be on the docket (got an email from Sally). I couldn't agree more with Tom Clyde's opinion piece in the Record a few months ago in that we don't owe anyone zoning adjustments. I understand that land that was zoned and entitled at some point in the past has to be honored, but it sound to me that this is not a zone/entitle as it was situation.

Interestingly, it is my understanding that the property was originally donated to the LDS church to be open space by the Buehner family; over the years it somehow morphed out of open space and was ultimately sold to Boyer, and now Dakota Pacific. On one hand, I understand the need for affordable housing in the area, I hope my kids could move back here at some point if they so choose. On the other hand, I started thinking about the density of the residential development at 1100 units and the negative impact that would have on the area. Being the nerd that I am, I counted fewer homes on the left side of 224 as you drive all the way to Quarry Mountain. Yes, I actually got on Zillow and counted homes, this is the kind of stuff that I do for fun before I go to bed.

Kimball is known to be a failed interchange and by slamming this much additional density on that property I believe we will be making a grave mistake. I don't think that the Summit County Council has an obligation to help a developer make a project work by adjusting zoning and character of a property.

On a side note, I heard that there is talk of dropping the speed limit from Kimball into town to 45 MPH, it would be great if that was news and not rumor, fingers crossed. I talked to Alfred about that years ago and he ran me through the bureaucracy that was involved and it sounded like if anything, going down that road (no pun intended) could potentially increase the speed limit based on how the study is conducted.

Thank you for your service to our community Doug.

Thank you,
Mike

Michael A. Ruzek CFP® CIMA®
Senior Vice President

Institutional Consultant | Park City Branch Manager | Workplace Advisor- Equity Compensation
National Strategic Partner | Investing with Impact Director | Portfolio Management Director
Insurance Planning Director | Alternative Investments Director | Lending Specialist

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Awards Disclosures

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To view Morgan Stanley's Client Relationship Summary and other important disclosures about our accounts and services, please visit

www.morganstanley.com/disclosures/account-disclosures

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Clay Stuard** <claystuard@gmail.com>
Subject: Re: Deny Dakota Pacific Application
Date: 26.10.2021 15:27:53 (+02:00)

Clay,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person. I hope you and your family are healthy and well!

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Clay Stuard <claystuard@gmail.com>
Date: Monday, October 25, 2021 at 7:51 PM
To: County Council <CountyCouncil@summitcounty.org>
Subject: Deny Dakota Pacific Application

County Council Members,

Please exercise your authority to deny Dakota Pacific's application for a discretionary change in land use from non-residential uses to primarily residential use. The proposed 1,100 residential units will make existing traffic issues at Kimball Junction EXPONENTIALLY worse FOREVER regardless of any future UDOT highway 224 improvements.

I'm about to vote in favor of \$79m of bonds to finance a portion of \$130m of school facilities needed to accommodate the EXISTING student population. I don't want to see the school Master Plan trampled by the addition of several hundred more students generated by the Dakota Pacific application.

Summit County will never build its way out of the "affordability" problem...and if it attempts to do so, the quality of life will decline for everyone.

Just say NO to this change in land use.

Clay Stuard

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Clay Smith** <rsmith62000@yahoo.com>
Subject: Re: DISAPPROVAL of the proposed Dakota Pacific Development
Date: 26.10.2021 15:57:57 (+02:00)

Mr. Smith,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Clay Smith <rsmith62000@yahoo.com>
Date: Monday, October 25, 2021 at 9:59 AM
To: Malena Stevens <mstevens@summitcounty.org>, Roger Armstrong <rarmstrong@summitcounty.org>, Douglas Clyde <dclayde@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>, Glenn Wright <gwright@summitcounty.org>, County Council <CountyCouncil@summitcounty.org>
Subject: DISAPPROVAL of the proposed Dakota Pacific Development

OUR county representatives

As Summit County residents and voters, my wife Dara and I implore you to stop the proposed Dakota Pacific Development at Kimball Junction. We are not in favor of this proposed development and will seek alternate representation in the next county council elections if it is allowed to proceed.

Clay Smith
512-656-8721

From: **Clay Smith** <rsmith62000@yahoo.com>
To: **Malena Stevens** <mstevens@summitcounty.org>
Subject: Re: DISAPPROVAL of the proposed Dakota Pacific Development
Date: 26.10.2021 17:46:09 (+02:00)

Thank you Malena. Where can I learn details on attendance?

Clay

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Subject: Re: DISAPPROVAL of the proposed Dakota Pacific Development
Date: 27.10.2021 04:14:08 (+02:00)

Tomorrow's County Council link and agenda can be found at: https://www.summitcounty.org/AgendaCenter/ViewFile/Agenda/_10272021-3156?html=true

From: Clay Smith <rsmith62000@yahoo.com>
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From: Clay Smith <rsmith62000@yahoo.com>
Date: Monday, October 25, 2021 at 9:59 AM
To: Malena Stevens <mstevens@summitcounty.org>, Roger Armstrong <rarmstrong@summitcounty.org>, Douglas Clyde <dclayde@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>, Glenn Wright <gwright@summitcounty.org>, County Council <CountyCouncil@summitcounty.org>
Subject: DISAPPROVAL of the proposed Dakota Pacific Development

OUR county representatives

As Summit County residents and voters, my wife Dara and I implore you to stop the proposed Dakota Pacific Development at Kimball Junction. We are not in favor of this proposed development and will seek alternate representation in the next county council elections if it is allowed to proceed.

Clay Smith

512-656-8721

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Jeri Brooke** <jeribrooke@gmail.com>
Subject: Re: Do Not Approve a Zoning change to allow the Dakota Pacific Development to Proceed!
Date: 26.10.2021 16:08:53 (+02:00)

Jeri,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Jeri Brooke <jeribrooke@gmail.com>
Date: Sunday, October 24, 2021 at 6:15 PM
To: Malena Stevens <mstevens@summitcounty.org>, Roger Armstrong <rarmstrong@summitcounty.org>, Douglas Clyde <dcl Clyde@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>, Glenn Wright <gwright@summitcounty.org>
Subject: Do Not Approve a Zoning change to allow the Dakota Pacific Development to Proceed!

This project is not consistent with the approved land use for this 50 acre property and approval for a change in the land use should not be granted.

This project proposes to build an entirely new neighborhood on a 50 acre multiple plots area with nearly 2 million square feet in nearly 30 discrete buildings that includes 1100 residences with rentals, 330 lower priced work force housing, town houses for sale, and overnight rentals. Also included is room for retail space like a new hotel, supermarket, and other businesses. This could mean 3000 new residents and maybe 4000 vehicles. This project has the potential to disrupt and change our way of life here in the Park City area like no other project. The project is not in the best interest of Park City and Summit County residents.

1. This is not a work force driven project, it's a major neighborhood. Only 330 work force units out of 1100 and most of the 2M sq ft includes hotels and supermarkets that far outweighs the work force units
2. This project will create major traffic problems throughout Kimball Junction. Adding 3000 residents and 4000 vehicles is too much for an already overloaded area.
3. The traffic mitigation plan is not aligned with the development phase dates. The flyover will cost at least \$130M and will take 7 years if it gets approved and built on schedule which never happens when the government is controlling the project
4. Workforce housing will not be affordable for the bottom earning workers and we don't have any estimates yet because we don't have updated AMI numbers yet.
5. Where is the water going to come from for this and other development projects? We are in a drought and we will have to supply water to more than 3000 new residents?
6. The new load of residents in the Kimball junction will crush the local infrastructure and the only solution to that is build more? Insanity.
7. Its not the County Councils responsibility to provide work force housing for the businesses in Park City. The businesses should provide more compensation and build housing in Kamas or rural areas of Summit County. The commute is not the real issue, it's the pay the businesses pay workers. If they can't afford it then they should be in some other business. Also provide bus transportation for commutes paid for by the businesses.

I need to go through Kimball Junction frequently and find traffic already intolerable, this development will

only add to the frustrations of Summit County residents.
Again, I implore you to not approve a zoning change to allow this development to proceed!

Sincerely,

Jeri Brooke
jeribrooke@gmail.com

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Ulrik Binzer** <binzer@fairplaycap.com>
Subject: Re: Do NOT approve the Dakota Pacific redevelopment application
Date: 26.10.2021 16:08:21 (+02:00)

Ulrik,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Ulrik Binzer <binzer@fairplaycap.com>
Date: Sunday, October 24, 2021 at 7:28 PM
To: Chris Robinson <cfrobinson@summitcounty.org>, Douglas Clyde <dcllyde@summitcounty.org>, Glenn Wright <gwright@summitcounty.org>, Malena Stevens <mstevens@summitcounty.org>, Public Comments <publiccomments@summitcounty.org>, Roger Armstrong <rarmstrong@summitcounty.org>
Subject: Do NOT approve the Dakota Pacific redevelopment application

Dear County Council Member,

My name is Ulrik Binzer and I am resident of the Silver Springs neighborhood near Kimball Junction in Park City. I am writing you to urge you to DECLINE the application for the rezoning and development of the Dakota Pacific project at the park City Tech Center.

Specifically, this project, as proposed, will completely destroy the small town feeling of Park City and lead to a severe increase in traffic on 224 which is already completely backed up during the entire ski season and on most weekends during the summer. The proposed plan does NOT provide a realistic plan or adequate funding to mitigate this impact, and as such there is literally no benefit to existing homeowners (your voters) from approving the pending rezoning and development application. Please do the right thing for our community (your voters) and simply say no to this ill conceived plan.

Best regards,

Ulrik Binzer

--

Ulrik Binzer
Founder and Managing Partner

 profile

P (415) 715-9280 M (857) 928-0955
F (303) 200-8502 E binzer@fairplaycap.com



Disclaimer: This message contains information that may be confidential and/or privileged and is intended only for the person(s) named. Any use, distribution, copying or disclosure to any other person is strictly prohibited. If you received this transmission in error, please notify the sender by reply e-mail and then destroy the message. Opinions, conclusions, and other information in this message that do not relate to the official business of Fairplay Capital shall be understood to be neither given nor endorsed by the company. Where applicable, any information contained in this e-mail is subject to the terms and conditions in the relevant governing agreement.

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **mvendetti@yahoo.com** <mvendetti@yahoo.com>
Subject: Re: I am against the Dakota Pacific project in Kimball Junction
Date: 26.10.2021 15:40:01 (+02:00)

Mr. Vendetti,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: mvendetti@yahoo.com <mvendetti@yahoo.com>
Date: Monday, October 25, 2021 at 3:57 PM
To: Malena Stevens <mstevens@summitcounty.org>, Roger Armstrong <rramstrong@summitcounty.org>, Douglas Clyde <dcllyde@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>, Glenn Wright <gwright@summitcounty.org>
Subject: I am against the Dakota Pacific project in Kimball Junction

Dear County Council:

I oppose the Dakota Pacific project in KJ for the following reasons:

- This is not a work force driven project, it's a major neighborhood. Only 330 work force units out of 1100 and most of the 2M sq ft includes hotels and supermarkets that far outweighs the work force units
- This project will create major traffic problems throughout Kimball Junction. Adding 3000 residents and 4000 vehicles is too much for an already overloaded area.
- The traffic mitigation plan is not aligned with the development phase dates. The flyover will cost at least \$130M and will take 7 years if it gets approved and built on schedule which never happens when the government is controlling the project
- Workforce housing will not be affordable for the bottom earning workers and we don't have any estimates yet because we don't have updated AMI numbers yet.
- Where is the water going to come from for this and other development projects? We are in a drought and we will have to supply water to more than 3000 new residents?
- The new load of residents in the Kimball junction will crush the local infrastructure and the only solution to that is build more?
- Its not the County Councils responsibility to provide work force housing for the businesses in Park City. The businesses should provide more compensation and build housing in Kamas or rural areas of Summit County. The commute is not the real issue, it's the pay the businesses pay workers. If they can't afford it, then they should be in some other business. Also provide bus transportation for commuters paid for by the businesses.
- The impact on the Park City School District has not been quantified or even thought about.

I urge you not to approve this project.

Michael Vendetti
1627 Park Place (Silver Springs neighborhood)

Park City, UT 84098

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Sally Cousins Elliott** <sallycousinselliott@gmail.com>
Subject: Re: I just posted to The Park Record and Next Door Neighbor:
Date: 26.10.2021 16:07:09 (+02:00)

Sally,

Thank you for comments--we look forward to seeing you at the meeting on Wednesday. I hope you and Torch are well.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Sally Cousins Elliott <sallycousinselliott@gmail.com>

Date: Sunday, October 24, 2021 at 8:24 PM

To: Roger Armstrong <rarmstrong@summitcounty.org>, Glenn Wright <gwright@summitcounty.org>, Malena Stevens <mstevens@summitcounty.org>, Douglas Clyde <dclayde@summitcounty.org>, Tom Fisher <tfisher@summitcounty.org>, Pat Putt <pputt@summitcounty.org>, Kirsten Whetstone <kwhetstone@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>

Subject: I just posted to The Park Record and Next Door Neighbor:

In December 2008 when we approved the Tech Park at Kimball Junction and acquired the valuable open space there from the LDS Church, at a cost of \$25 million, I was a County Commissioner. Only two buildings were built: Skull Candy and the Chamber's Information Center. Why, in a period of amazing expansion did the Tech Center owners fail to attract suitable buyers? Dakota Pacific bought the property, perhaps at a fire sale discount, and is proposing a residential/commercial project which is growth inducing, not contributing to our economic well-being, nor does it address our need for housing our critical community workers.

1. 336 additional housing rental units is inviting about 1,000 people to re-locate to Summit County. With only 55 units at 30%-50% AMI, this proposal is NOT addressing our affordable rental need. It is not addressing our need to house either seasonal workers, our critical workforce, or our ageing population. Additionally, rental housing, though needed, does not produce the kind of community that stable ownership produces. This is a "**PRO GROWTH**" proposal.

2. During the current municipal election season, I've heard countless discussions of our changing economic engine, due to climate change. Of course, we're working to stall climate change, but we've already lost six weeks of winter. When snow and cooler mountain weather are no longer available, how will we employ our highly educated population that currently resides here? We need **ECONOMIC DIVERSITY**. We can no longer rely upon snow as our only economic engine. We need to provide jobs for people who already live here, but must commute to the airport or Salt Lake City to find employment in their fields.

3. In 2008, when this development agreement was approved, we were responding to citizen surveys from the Park City Chamber Convention and Visitor's Bureau survey that people wanted to diversify our economic engine to include "high tech" industries that didn't necessarily demand

more housing units. This parcel had been repeatedly proposed for excessive residential/commercial development since at least 1986 when I moved here. We were able to defeat all of the unacceptable proposals. This is yet another **UNACCEPTABLE PROPOSAL.**

4. **You can just say NO.** You are under no obligation to approve any change in the original development approval. You and Dakota Pacific have spent countless hours of time trying to make a new proposal that fits our current needs. This proposal satisfies nothing, it only exacerbates the problems we already have: more people, **unaffordable housing, lack of cohesive community and more traffic.**

5. What if you just said **“NO”**? The land would remain vacant as a potential economic engine, which we so desperately need. There’s no other land in all of Summit County that so perfectly suits our need to develop high-tech/high salary industry as this parcel. The fact that Silicon Slopes channeled those companies to the Wasatch Front doesn’t mean that there are no companies remaining. We can attract similar businesses to our very attractive community. It will take concerted action, but we don’t need to accept this proposal that doesn’t really belong here. Please tune in to Summit County Council Meeting on Wednesday at 4:00 p.m. to listen, and possibly comment:

<https://summitcounty.org/DocumentCenter/View/17204/Staff-Report-Summit-Research-Park-Development-Agreement-Amendments?bidId=>

--

Sally Elliott
2690 Sidewinder Dr.
Park City, UT 84060
phone: 435-640-3759
sallycousinselliott@gmail.com

From: **Sally Cousins Elliott** <sallycousinselliott@gmail.com>
To: **Malena Stevens** <mstevens@summitcounty.org>
Subject: Re: I just posted to The Park Record and Next Door Neighbor:
Date: 26.10.2021 10:17:05 (+02:00)

I wrote the comments because I have a prior commitment and can't attend. I will certainly tune in by ZOOM if I get home in time.

On Tue, Oct 26, 2021 at 10:07 AM Malena Stevens <mstevens@summitcounty.org> wrote:

Sally,

Thank you for comments--we look forward to seeing you at the meeting on Wednesday. I hope you and Torch are well.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Sally Cousins Elliott <sallycousinselliott@gmail.com>

Date: Sunday, October 24, 2021 at 8:24 PM

To: Roger Armstrong <rarmstrong@summitcounty.org>, Glenn Wright <gwright@summitcounty.org>, Malena Stevens <mstevens@summitcounty.org>, Douglas Clyde <dcllyde@summitcounty.org>, Tom Fisher <tfisher@summitcounty.org>, Pat Putt <pputt@summitcounty.org>, Kirsten Whetstone <kwhetstone@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>

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3. In 2008, when this development agreement was approved, we were responding to citizen surveys from the Park City Chamber Convention and Visitor's Bureau survey that people wanted to diversify our economic engine to include "high tech" industries that didn't necessarily demand more housing units. This parcel had been repeatedly proposed for excessive residential/commercial development since at least 1986 when I moved here. We were able to defeat all of the unacceptable proposals. This is yet another **UNACCEPTABLE PROPOSAL**.

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5. What if you just said "**NO**"? The land would remain vacant as a potential economic engine, which we so desperately need. There's no other land in all of Summit County that so perfectly suits our need to develop high-tech/high salary industry as this parcel. The fact that Silicon Slopes channeled those companies to the Wasatch Front doesn't mean that there are no companies remaining. We can attract similar businesses to our very attractive community. It will take concerted action, but we don't need to accept this proposal that doesn't really belong here.

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<https://summitcounty.org/DocumentCenter/View/17204/Staff-Report-Summit-Research-Park-Development-Agreement-Amendments?bidId=>

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Sally Elliott
2690 Sidewinder Dr.
Park City, UT 84060
phone: 435-640-3759
sallycousinselliott@gmail.com

--

Sally Elliott
2690 Sidewinder Dr.
Park City, UT 84060
phone: 435-640-3759
sallycousinselliott@gmail.com

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Eric Garen** <eric.garen@gmail.com>
Subject: Re: I STRONGLY oppose the Dakota Pacific Planned Community in Kimball Junction.
Date: 26.10.2021 16:07:37 (+02:00)

Mr. Garen,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Eric Garen <eric.garen@gmail.com>
Date: Sunday, October 24, 2021 at 7:58 PM
To: Public Comments <publiccomments@summitcounty.org>, Malena Stevens <mstevens@summitcounty.org>, Roger Armstrong <rarmstrong@summitcounty.org>, Douglas Clyde <dclde@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>, Glenn Wright <gwright@summitcounty.org>
Subject: I STRONGLY oppose the Dakota Pacific Planned Community in Kimball Junction.

Dear County Council Members,

Until a flyover is constructed, the Dakota Pacific Planned Community in Kimball Junction would DESTROY our quality of life, and significantly hurt businesses in the area by discouraging visitors.

Kimball Junction traffic is already a significant problem. Adding this number of cars would bring traffic to gridlock. We moved here from Los Angeles, and until you've lived with that level of traffic, you cannot comprehend how it absolutely destroys your quality life. It becomes like living in prison, unable to get in or out.

PLEASE, PLEASE, PLEASE do NOT approve this project until AFTER the completion of a flyover or other complete solution to the Kimball Junction traffic as been COMPLETED.

Do NOT destroy our lives, and the businesses who depend on visitors to Park City.

Thank you,

Eric Garen

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **David Wright** <dgwdavidus@gmail.com>
Melissa Nau <melissanau@yahoo.com>; **Jamie** <jwmay007@gmail.com>;
CC: **Grant Sisler** <Gsisler@gmail.com>; **Shawna Sisler**
<Shawnasisler@gmail.com>; **Damon Krytzer** <dgkrytzer@gmail.com>;
Carolyn Krytzer <ckrytzer@gmail.com>
Subject: Re: Kimball Development
Date: 27.10.2021 04:01:00 (+02:00)

Tomorrow's County Council link and agenda can be found at:

https://www.summitcounty.org/AgendaCenter/ViewFile/Agenda/_10272021-3156?html=true

From: David Wright <dgwdavidus@gmail.com>
Date: Tuesday, October 26, 2021 at 4:04 PM
To: Malena Stevens <mstevens@summitcounty.org>
Cc: Melissa Nau <melissanau@yahoo.com>, Jamie <jwmay007@gmail.com>, Grant Sisler <Gsisler@gmail.com>, Shawna Sisler <Shawnasisler@gmail.com>, Damon Krytzer <dgkrytzer@gmail.com>, Carolyn Krytzer <ckrytzer@gmail.com>
Subject: Re: Kimball Development

Malena,

Thank you again for the response, very much appreciated. Would you mind sending the zoom link when available?

I'll copy a few summit county residents/friends I think are also concerned & interested.

Best regards,

Dave

On Tue, Oct 26, 2021 at 10:24 AM Malena Stevens <mstevens@summitcounty.org> wrote:

Mr. Wright,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: David Wright <dgwdavidus@gmail.com>
Date: Friday, October 22, 2021 at 8:49 AM
To: Glenn Wright <gwright@summitcounty.org>, Roger Armstrong <rarmstrong@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>, Malena Stevens <mstevens@summitcounty.org>, Douglas Clyde <dclyde@summitcounty.org>
Subject: Kimball Development

Dear Councillors,

I'm a resident of Summit County in Park Meadows. I'm not anti development and had heard about the Dakota Pacific Kimball Development in the past, though as largely office space and additional retail.

Would you mind sharing why you think this won't be a serious traffic concern for our community. Specifically, I'm worried about the lack of a confirmed plan for a flyover for highway 80, and even if one is built, whether it will be adequate to manage increased cars on our roads. I realize this may change, but currently a number of students commute to middle school through that junction. It's already a mess in the late afternoon. High school kids from Pinebrook/JR have to commute the other way.

I also worry about the long term benefit to the community given strained water resources and traffic. Many people commute to SLC and it does not seem that the community's future is as a retirement community.

Thank you for your service. I'd love to understand why you see value in this project.

Respectfully,
David Wright

From: **Glenn Wright** <gwright@summitcounty.org>
To: **David Wright** <dgwdavidus@gmail.com>
Subject: Re: Kimball Development
Date: 22.10.2021 15:53:04 (+02:00)

David

Thank you for your inquiry.

WE will be discussing this issue at 2 future Council meetings.

Glenn Wright
Summit County Council Chair, 435 640 9284

From: David Wright <dgwdavidus@gmail.com>

Sent: Friday, October 22, 2021 8:49 AM

To: Glenn Wright <gwright@summitcounty.org>; Roger Armstrong <rarmstrong@summitcounty.org>; Chris Robinson <cfrobinson@summitcounty.org>; Malena Stevens <mstevens@summitcounty.org>; Douglas Clyde <dclyde@summitcounty.org>

Subject: Kimball Development

Dear Councillors,

I'm a resident of Summit County in Park Meadows. I'm not anti development and had heard about the Dakota Pacific Kimball Development in the past, though as largely office space and additional retail.

Would you mind sharing why you think this won't be a serious traffic concern for our community.

Specifically, I'm worried about the lack of a confirmed plan for a flyover for highway 80, and even if one is built, whether it will be adequate to manage increased cars on our roads. I realize this may change, but currently a number of students commute to middle school through that junction. It's already a mess in the late afternoon. High school kids from Pinebrook/JR have to commute the other way.

I also worry about the long term benefit to the community given strained water resources and traffic. Many people commute to SLC and it does not seem that the community's future is as a retirement community.

Thank you for your service. I'd love to understand why you see value in this project.

Respectfully,
David Wright

From: **David Wright** <dgwdavidus@gmail.com>
To: **Glenn Wright** <gwright@summitcounty.org>
Subject: Re: Kimball Development
Date: 25.10.2021 20:55:51 (+02:00)

Glenn

Many thanks for your quick response.

I'm going to try to at least connect in to the council meetings.

For whatever it's worth, based on everything I've read, I'd like to voice opposition to the project.

I'm a banker and not anti development but true commercial use seems better use of the space for the community. None of the materials make it clear that traffic concerns have been reviewed for so much additional resi development or in concert with construction timing.

It seems like DP seemed to pivot the project to something more profitable for them but bad for Summit County residents - there should be an in-between. Commercial space can be highly profitable at that location (I've looked into office space in Kimball...)

Kind regards

David

On Fri, Oct 22, 2021 at 9:53 AM Glenn Wright <gwright@summitcounty.org> wrote:

David

Thank you for your inquiry.

WE will be discussing this issue at 2 future Council meetings.

Glenn Wright

Summit County Council Chair, 435 640 9284

From: David Wright <dgwdavidus@gmail.com>

Sent: Friday, October 22, 2021 8:49 AM

To: Glenn Wright <gwright@summitcounty.org>; Roger Armstrong <rarmstrong@summitcounty.org>;

Chris Robinson <cfrobinson@summitcounty.org>; Malena Stevens <mstevens@summitcounty.org>;

Douglas Clyde <dcllyde@summitcounty.org>

Subject: Kimball Development

Dear Councillors,

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Would you mind sharing why you think this won't be a serious traffic concern for our community.

Specifically, I'm worried about the lack of a confirmed plan for a flyover for highway 80, and even if one is built, whether it will be adequate to manage increased cars on our roads. I realize this may change, but currently a number of students commute to middle school through that junction. It's already a mess in the late afternoon. High school kids from Pinebrook/JR have to commute the other way.

I also worry about the long term benefit to the community given strained water resources and traffic. Many people commute to SLC and it does not seem that the community's future is as a retirement community.

Thank you for your service. I'd love to understand why you see value in this project.

Respectfully,
David Wright

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **David Wright** <dgwdavidus@gmail.com>
Subject: Re: Kimball Development
Date: 26.10.2021 16:24:08 (+02:00)

Mr. Wright,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: David Wright <dgwdavidus@gmail.com>
Date: Friday, October 22, 2021 at 8:49 AM
To: Glenn Wright <gwright@summitcounty.org>, Roger Armstrong <rramstrong@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>, Malena Stevens <mstevens@summitcounty.org>, Douglas Clyde <dclyde@summitcounty.org>
Subject: Kimball Development

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Thank you for your service. I'd love to understand why you see value in this project.

Respectfully,
David Wright

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **David Wright** <dgwdavidus@gmail.com>
Subject: Re: Kimball Development
Date: 26.10.2021 16:24:08 (+02:00)

Mr. Wright,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: David Wright <dgwdavidus@gmail.com>
Date: Friday, October 22, 2021 at 8:49 AM
To: Glenn Wright <gwright@summitcounty.org>, Roger Armstrong <rrarmstrong@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>, Malena Stevens <mstevens@summitcounty.org>, Douglas Clyde <dclyde@summitcounty.org>
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Would you mind sharing why you think this won't be a serious traffic concern for our community. Specifically, I'm worried about the lack of a confirmed plan for a flyover for highway 80, and even if one is built, whether it will be adequate to manage increased cars on our roads. I realize this may change, but currently a number of students commute to middle school through that junction. It's already a mess in the late afternoon. High school kids from Pinebrook/JR have to commute the other way.

I also worry about the long term benefit to the community given strained water resources and traffic. Many people commute to SLC and it does not seem that the community's future is as a retirement community.

Thank you for your service. I'd love to understand why you see value in this project.

Respectfully,
David Wright

From: **David Wright** <dgwdavidus@gmail.com>
To: **Malena Stevens** <mstevens@summitcounty.org>
Melissa Nau <melissanau@yahoo.com>; **Jamie** <jwmay007@gmail.com>;
CC: **Grant Sisler** <Gsisler@gmail.com>; **Shawna Sisler**
<Shawnasisler@gmail.com>; **Damon Krytzer** <dgkrytzer@gmail.com>;
Carolyn Krytzer <ckrytzer@gmail.com>
Subject: Re: Kimball Development
Date: 26.10.2021 16:04:00 (+02:00)

Malena,
Thank you again for the response, very much appreciated. Would you mind sending the zoom link when available?

I'll copy a few summit county residents/friends I think are also concerned & interested.
Best regards,
Dave

On Tue, Oct 26, 2021 at 10:24 AM Malena Stevens <mstevens@summitcounty.org> wrote:

Mr. Wright,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: David Wright <dgwdavidus@gmail.com>
Date: Friday, October 22, 2021 at 8:49 AM
To: Glenn Wright <gwright@summitcounty.org>, Roger Armstrong <rarmstrong@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>, Malena Stevens <mstevens@summitcounty.org>, Douglas Clyde <dclyde@summitcounty.org>
Subject: Kimball Development

Dear Councillors,

I'm a resident of Summit County in Park Meadows. I'm not anti development and had heard about the Dakota Pacific Kimball Development in the past, though as largely office space and additional retail.

Would you mind sharing why you think this won't be a serious traffic concern for our community. Specifically, I'm worried about the lack of a confirmed plan for a flyover for highway 80, and even if one is built, whether it will be adequate to manage increased cars on our roads. I realize this may

change, but currently a number of students commute to middle school through that junction. It's already a mess in the late afternoon. High school kids from Pinebrook/JR have to commute the other way.

I also worry about the long term benefit to the community given strained water resources and traffic. Many people commute to SLC and it does not seem that the community's future is as a retirement community.

Thank you for your service. I'd love to understand why you see value in this project.

Respectfully,

David Wright

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **June K. Volk** <junevolk18@gmail.com>
Subject: Re: Kimball Junction Development
Date: 26.10.2021 16:05:18 (+02:00)

Ms. Volk,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: June K. Volk <junevolk18@gmail.com>
Date: Sunday, October 24, 2021 at 11:38 PM
To: Malena Stevens <mstevens@summitcounty.org>, Roger Armstrong <rramstrong@summitcounty.org>, Douglas Clyde <dcl Clyde@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>, Glenn Wright <gwright@summitcounty.org>
Subject: Kimball Junction Development

October 24, 2021

Summit County Council Members
Mr. Armstrong
Mr. Clyde
Mr. Robinson, Vice Chair
Ms. Stevens
Mr. Wright, Chair

Dear council members,

I am writing this letter to express my strong opposition to the planned development by Dakota Pacific in Kimball Junction. The current intersections and traffic overload in this area are highly congested and adding 1100 residential units plus commercial space to this land will create many new problems. Additionally, the proposal does not solve existing issues that plague this community. The major reasons for my opposition for this project are as follows:

- 1) This is not a solution to our workforce housing shortage. Only 330 units will be designated as workforce housing, leaving the rest of the residential development to be unaffordable for our most needed workers. If this is to be a solution for affordable housing, then make that the focus of the project, not an afterthought.
- 2) This proposal was not recommended by the Snyderville Basin Planning Commission even after they asked Dakota Pacific to pare down the original plan.
- 3) The land is currently approved for technology and outdoor business use. You can vote to leave it at that, and the land will remain as is.
- 4) There is no viable traffic mitigation plan. The plan to bury Route 224 was published in The Park Record this summer, but that is a ten-year project and will cost \$250 million. Additionally, it is currently not in UDOT's plans. In the meantime, the development, if approved, will be completed and Park City residents

will be left with traffic jams and the pollution of idling vehicles while we wait years for a complicated and costly solution.

5) Adding 1100 residential units adds at least 1100 additional cars on the roads. Please do not say these new residents and business owners will use the bus. Everyone has a car here and the additional vehicular load will increase the air pollution already getting trapped in the Basin.

6) The entire western United States is in a drought and this lack of water is worsening each year. Adding new development is an absurd plan considering the drought. There are building moratoriums in some communities and although I am not calling for this, a development of this scope will certainly have an impact on the area's water usage.

7) The number of new residences will bring more children. There has been no discussion of the impact of this project on the school district. If there were 1000 new children in this development, I have not seen a plan of how these children will be absorbed into the school district.

I elected you to represent me. This project does not benefit Summit County residents, it does not maintain our beautiful surroundings, and it does not protect our natural resources. I expect you to vote no on the change to this land usage.

Sincerely,

June K. Volk, M.Ed., Ed.S.
2049 Mahre Drive
Park City, UT 84098

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Franci Eisenberg** <franci@professionalrecruiterinc.com>
Subject: Re: Kimball Junction/Dakota Pacific/Summit County vote
Date: 26.10.2021 15:23:51 (+02:00)

Franci,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Franci Eisenberg <franci@professionalrecruiterinc.com>
Date: Monday, October 25, 2021 at 9:07 PM
To: County Council <CountyCouncil@summitcounty.org>
Subject: Kimball Junction/Dakota Pacific/Summit County vote

To Whom It May Concern:

When is enough, enough?

I've watched for decades past the many officials in city and county positions and seen now they do not plan for decades ahead – or barely around the corner.

Years ago, it seemed OK to expand with no regard for unintended consequences. We Park City and Summit County residents are continuously asked to live with unintended consequences of poor planning and decisions made years ago by elected officials. Today we're all stuck with their unintended consequences.

Let's not make those same mistakes again. And again. And again.

Enough is enough.

Franci Eisenberg

Park City resident since 1976

801/560-8864

franci@professionalrecruiterinc.com

From: **Franci Eisenberg** <franci@professionalrecruiterinc.com>
To: **Malena Stevens** <mstevens@summitcounty.org>
Subject: Re: Kimball Junction/Dakota Pacific/Summit County vote
Date: 26.10.2021 15:29:33 (+02:00)

Than you for reading my thoughts. Fe

Franci Eisenberg
Professional Recruiters
801-327-9933
franci@professionalrecruiterinc.com

Sent from my iPhone

On Oct 26, 2021, at 9:23 AM, Malena Stevens <mstevens@summitcounty.org> wrote:

Franci,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Franci Eisenberg <franci@professionalrecruiterinc.com>
Date: Monday, October 25, 2021 at 9:07 PM
To: County Council <CountyCouncil@summitcounty.org>
Subject: Kimball Junction/Dakota Pacific/Summit County vote

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Let's not make those same mistakes again. And again. And again.

Enough is enough.

Franci Eisenberg

Park City resident since 1976

801/560-8864

franci@professionalrecruiterinc.com

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Cameron** <cburr@jetcapital.net>
Subject: Re: Kimball Junction/VOTE NO
Date: 26.10.2021 16:21:51 (+02:00)

Cameron,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Cameron <cburr@jetcapital.net>
Date: Friday, October 22, 2021 at 9:59 AM
To: County Council <CountyCouncil@summitcounty.org>
Subject: Kimball Junction/VOTE NO

For the love of Pete please vote NO on the Dakota Pacific request- WE HAVE WAY TO MUCH TRAFFIC TO BEGIN WITH

Cameron Burr
JetCapital
1389 Center Drive #250
Park City, Utah 84098
413 548 6080
Cburr@jetcapital.net

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Patty** <pattyschloesser@gmail.com>
Subject: Re: Kimball project
Date: 26.10.2021 15:51:40 (+02:00)

Ms. Schloesser,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Patty <pattyschloesser@gmail.com>
Date: Monday, October 25, 2021 at 12:18 PM
To: County Council <CountyCouncil@summitcounty.org>
Subject: Kimball project

Hello

I am a Summit County resident and I want to go on record that I am against the Dakota Pacific building.

Vote No

Mary Schloesser
3339 Central Pacific Trail

Sent from my iPhone

From: **Andrea Sprole** <andreasprole@gmail.com>
To: **Malena Stevens** <mstevens@summitcounty.org>
Subject: Re: NO Dakota Pacific Project
Date: 26.10.2021 11:42:19 (+02:00)

Thank you. I will be out at the NAC but my husband would like to join the Zoom call. Where do we get information about the Zoom call?

Sincerely,
Andrea Sprole

Sent from my iPhone

On Oct 26, 2021, at 10:04 AM, Malena Stevens <mstevens@summitcounty.org> wrote:

Ms. Sprole,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Andrea Sprole <andreasprole@gmail.com>
Date: Monday, October 25, 2021 at 8:20 AM
To: Malena Stevens <mstevens@summitcounty.org>, Roger Armstrong <rmstrong@summitcounty.org>, Douglas Clyde <dclde@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>, Glenn Wright <gwright@summitcounty.org>
Subject: NO Dakota Pacific Project

To the Summit County members:

I am a very concerned resident of Pinebrook and am completely appalled at this proposed project that seems to have come out of nowhere - as far as the public is concerned. For the below and many other reasons, this project should absolutely not be allowed to happen. It will only exacerbate the already overcrowded Kimball Junction area, traffic, and increase water usage which is pitifully poor etc. For the good of the county, please do not let this happen and ruin this community.

I list below at least 8 reasons why this project should be voted down.

1. This is not a work force driven project, it's a major neighborhood. Only 330 work force units out of 1100 and most of the 2M sq ft includes hotels and supermarkets that far outweighs the work force units
2. This project will create major traffic problems throughout Kimball Junction.

Adding 3000 residents and 4000 vehicles is too much for an already overloaded area. 3. The traffic mitigation plan is not aligned with the development phase dates. The flyover will cost at least \$130M and will take 7 years if it gets approved and built on schedule which never happens when the government is controlling the project 4. Workforce housing will not be affordable for the bottom earning workers and we don't have any estimates yet because we don't have updated AMI numbers yet. 5. Where is the water going to come from for this and other development projects? We are in a drought and we will have to supply water to more than 3000 new residents? 6. The new load of residents in the Kimball junction will crush the local infrastructure and the only solution to that is build more? Insanity. 7. Its not the County Councils responsibility to provide work force housing for the businesses in Park City. The businesses should provide more compensation and build housing in Kamas or rural areas of Summit County. The commute is not the real issue, it's the pay the businesses pay workers. If they can't afford it then they should be in some other business. Also provide bus transportation for commutes paid for by the businesses. 8. The motive for the Country Council to approve this is unknown, they have not demonstrated any benefit to the residents of the greater Park City area. They may be influenced by powerful forces outside Park City in Salt Lake or the state of Utah.

Sincerely,
Andrea Sprole

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Andrea Sprole** <andreasprole@gmail.com>
Subject: Re: NO Dakota Pacific Project
Date: 26.10.2021 16:04:01 (+02:00)

Ms. Sprole,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Andrea Sprole <andreasprole@gmail.com>
Date: Monday, October 25, 2021 at 8:20 AM
To: Malena Stevens <mstevens@summitcounty.org>, Roger Armstrong <rrarmstrong@summitcounty.org>, Douglas Clyde <dcl Clyde@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>, Glenn Wright <gwright@summitcounty.org>
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Sincerely,
Andrea Spole

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Andrea Sprole** <andreasprole@gmail.com>
Subject: Re: NO Dakota Pacific Project
Date: 27.10.2021 04:14:22 (+02:00)

Tomorrow's County Council link and agenda can be found at: https://www.summitcounty.org/AgendaCenter/ViewFile/Agenda/_10272021-3156?html=true

From: Andrea Sprole <andreasprole@gmail.com>
Date: Tuesday, October 26, 2021 at 11:42 AM
To: Malena Stevens <mstevens@summitcounty.org>
Subject: Re: NO Dakota Pacific Project

Thank you. I will be out at the NAC but my husband would like to join the Zoom call. Where do we get information about the Zoom call?

Sincerely,
Andrea Sprole

Sent from my iPhone

On Oct 26, 2021, at 10:04 AM, Malena Stevens <mstevens@summitcounty.org> wrote:

Ms. Sprole,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Andrea Sprole <andreasprole@gmail.com>
Date: Monday, October 25, 2021 at 8:20 AM
To: Malena Stevens <mstevens@summitcounty.org>, Roger Armstrong <rmstrong@summitcounty.org>, Douglas Clyde <dclde@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>, Glenn Wright <gwright@summitcounty.org>
Subject: NO Dakota Pacific Project

To the Summit County members:

I am a very concerned resident of Pinebrook and am completely appalled at this proposed project that seems to have come out of nowhere - as far as the public is concerned. For the below and many other reasons, this project should absolutely not be allowed to happen. It will only

exacerbate the already overcrowded Kimball Junction area, traffic, and increase water usage which is pitifully poor etc. For the good of the county, please do not let this happen and ruin this community.

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8. The motive for the County Council to approve this is unknown, they have not demonstrated any benefit to the residents of the greater Park City area. They may be influenced by powerful forces outside Park City in Salt Lake or the state of Utah.

Sincerely,
Andrea Sprole

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Jennifer Brown** <jennbenn@comcast.net>
Subject: Re: No on Dakota Pacific Project
Date: 27.10.2021 03:48:38 (+02:00)

Ms. Brown,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Jennifer Brown <jennbenn@comcast.net>
Date: Tuesday, October 26, 2021 at 7:07 PM
To: County Council <CountyCouncil@summitcounty.org>
Subject: No on Dakota Pacific Project

Dear Summit County Council,

As a long time resident, I'm against the proposed amendments to the 2008 Summit Research Park Development Agreement.

I believe that there is sufficient shopping, restaurants, and dwellings currently at our already over congested Kimball Junction. Diverting from the previous plan to add even more residences and traffic is to the financial benefit only of the applicant, Dakota Pacific, at this time. Kimball Junction does not need to be built out to capacity as soon as possible.

Please keep this area a tech/business park for future employment needs of our existing community, not creating further problems by adding additional population needing even more infrastructure and adding congestion.

Short-term development gains have consistently resulted in long-term infrastructure nightmares for our small but popular locale. If you approve this change, Summit County Council will be compounding the problem, not solving it.

Thank you for your time,
Jenn Brown
1319 Quail Meadows Rd
Park City, UT 84098

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Craig** <newprimo@gmail.com>
Subject: Re: NO to Dakota Pacific Development
Date: 26.10.2021 15:37:11 (+02:00)

Mr. Primo,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Craig <newprimo@gmail.com>
Date: Monday, October 25, 2021 at 4:09 PM
To: County Council <CountyCouncil@summitcounty.org>
Subject: NO to Dakota Pacific Development

I am a FULL TIME and LONG TIME resident of the county. I live in Ranch Place. Under NO circumstances do I want you to vote to allow Dakota Pacific Development to amend the tech center plan. Not one change. I'm not swayed by their 300 workforce housing units. It's absolutely not worth the 4,000 cars in an area that was only built for 1/2 of that! Why aren't the workers taking the red/white/blue bus from SLC for \$3? It would be cheaper to PAY them to ride that than to pursue this unending circle of approving major developments for a few workforce units.

There is no single issue that is more important to me or the three other voters who live in my home. Please vote NO!

Craig Primo
949.533.4465

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **laurie Parkinson** <mccallsmama@yahoo.com>
Subject: Re: NO to Dakota Pacific Development
Date: 26.10.2021 15:58:08 (+02:00)

Ms. Parkinson,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: laurie Parkinson <mccallsmama@yahoo.com>
Date: Monday, October 25, 2021 at 9:56 AM
To: Malena Stevens <mstevens@summitcounty.org>, Roger Armstrong <rarmstrong@summitcounty.org>, Douglas Clyde <dcl Clyde@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>, Glenn Wright <gwright@summitcounty.org>
Subject: NO to Dakota Pacific Development

Hello,

I am a Park city resident writing to express my strong disapproval of the Dakota Pacific Development project for Kimball Junction. Please see my reasons below.

Thank you,

Laurie Parkinson

1. This is not a work force driven project, it's a major neighborhood. Only 330 work force units out of 1100 and most of the 2M sq ft includes hotels and supermarkets that far outweighs the work force units
2. This project will create major traffic problems throughout Kimball Junction. Adding 3000 residents and 4000 vehicles is too much for an already overloaded area.
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8. The motive for the Country Council to approve this is unknown, they have not demonstrated any benefit to the residents of the greater Park City area. They may be influenced by powerful forces outside Park City in Salt Lake or the state of Utah.

From: **Craig** <newprimo@gmail.com>
To: **Malena Stevens** <mstevens@summitcounty.org>
Subject: Re: NO to Dakota Pacific Development
Date: 26.10.2021 17:31:30 (+02:00)

Why did you not include the Zoom link? Please do so and I'll circulate to my other very concerned neighbors as well.

Craig Primo
949.533.4465

From: Malena Stevens <mstevens@summitcounty.org>
Date: Tuesday, October 26, 2021 at 9:37 AM
To: Craig Primo <newprimo@gmail.com>
Subject: Re: NO to Dakota Pacific Development

Mr. Primo,

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Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Craig <newprimo@gmail.com>
Date: Monday, October 25, 2021 at 4:09 PM
To: County Council <CountyCouncil@summitcounty.org>
Subject: NO to Dakota Pacific Development

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There is no single issue that is more important to me or the three other voters who live in my home. Please vote NO!

Craig Primo
949.533.4465

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Susan Primo** <susanprimo@gmail.com>
Subject: Re: NO to Dakota Pacific Development
Date: 26.10.2021 15:42:26 (+02:00)

Ms. Primo,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Susan Primo <susanprimo@gmail.com>
Date: Monday, October 25, 2021 at 3:53 PM
To: County Council <CountyCouncil@summitcounty.org>
Subject: NO to Dakota Pacific Development

I am a full time resident of Park City in the Snyderville Basin. I do **not** want the Dakota Pacific Development for a multitude of reasons. This area cannot handle 3,000 plus another hotel etc. This plan is ill conceived as no \$ goes to infrastructure, schools, etc.

I do support the tech/business center. PC needs to diversify its economic focus outside of ski/snow/resort town.

NO to Dakota Pacific REdevelopment.

Thank you,

Susan Primo
1621 Cutter Lane
Park City UT 84098

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **McCall Parkinson** <mccallparkinson@gmail.com>
Subject: Re: NO to Dakota Pacific Development
Date: 26.10.2021 15:51:06 (+02:00)

McCall,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: McCall Parkinson <mccallparkinson@gmail.com>
Date: Monday, October 25, 2021 at 12:25 PM
To: Malena Stevens <mstevens@summitcounty.org>, Roger Armstrong <rarmstrong@summitcounty.org>, Douglas Clyde <dcl Clyde@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>, Glenn Wright <gwright@summitcounty.org>
Subject: NO to Dakota Pacific Development

Hello,

I am a Park city resident writing to express my strong disapproval of the Dakota Pacific Development project for Kimball Junction. Please see my reasons below.

Thank you,

McCall Parkinson

1. This is not a work force driven project, it's a major neighborhood. Only 330 work force units out of 1100 and most of the 2M sq ft includes hotels and supermarkets that far outweighs the work force units
2. This project will create major traffic problems throughout Kimball Junction. Adding 3000 residents and 4000 vehicles is too much for an already overloaded area.
3. The traffic mitigation plan is not aligned with the development phase dates. The flyover will cost at least \$130M and will take 7 years if it gets approved and built on schedule which never happens when the government is controlling the project
4. Workforce housing will not be affordable for the bottom earning workers and we don't have any estimates yet because we don't have updated AMI numbers yet.
5. Where is the water going to come from for this and other development projects? We are in a drought and we will have to supply water to more than 3000 new residents?
6. The new load of residents in the Kimball junction will crush the local infrastructure and the only solution to that is build more? Insanity.
7. Its not the County Councils responsibility to provide work force housing for the businesses in Park City. The businesses should provide more compensation and build housing in Kamas or rural areas of Summit County. The commute is not the real issue, it's the pay the businesses pay workers. If they can't afford it then they should be in some other business. Also provide bus transportation for commutes paid for by the businesses.
8. The motive for the Country Council to approve this is unknown, they have not demonstrated any benefit to the residents of the greater Park City area. They may be influenced by powerful forces outside Park City in Salt Lake or the state of Utah.

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Brett Parkinson** <parkyjunior@yahoo.com>
Subject: Re: NO to Dakota Pacific Development
Date: 26.10.2021 15:49:38 (+02:00)

Mr. Parkinson,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Brett Parkinson <parkyjunior@yahoo.com>
Date: Monday, October 25, 2021 at 1:12 PM
To: Malena Stevens <mstevens@summitcounty.org>, Roger Armstrong <rarmstrong@summitcounty.org>, Douglas Clyde <dclde@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>, Glenn Wright <gwright@summitcounty.org>
Subject: NO to Dakota Pacific Development

To whom it may concern,

I am a Park city resident and I am very concerned about and disapprove of the Dakota Pacific Development project currently planned for Kimball Junction. Following are the bases for my concern:

1. This is not a work force driven project, it's a major neighborhood. Only 330 work force units out of 1100 and most of the 2M sq ft includes hotels and supermarkets that far outweighs the work force units
2. This project will create major traffic problems throughout Kimball Junction. Adding 3000 residents and 4000 vehicles is too much for an already overloaded area.
3. The traffic mitigation plan is not aligned with the development phase dates. The flyover will cost at least \$130M and will take 7 years if it gets approved and built on schedule which never happens when the government is controlling the project
4. Workforce housing will not be affordable for the bottom earning workers and we don't have any estimates yet because we don't have updated AMI numbers yet.
5. Where is the water going to come from for this and other development projects? We are in a drought and we will have to supply water to more than 3000 new residents?
6. The new load of residents in the Kimball junction will crush the local infrastructure and the only solution to that is build more? Insanity.
7. Its not the County Councils responsibility to provide work force housing for the businesses in Park City. The businesses should provide more compensation and build housing in Kamas or rural areas of Summit County. The commute is not the real issue, it's the pay the businesses pay workers. If they can't afford it then they should be in some other business. Also provide bus transportation for commutes paid for by the businesses.
8. The motive for the Country Council to approve this is unknown, they have not demonstrated any benefit to the residents of the greater Park City area. They may be influenced by powerful forces outside Park City in Salt Lake or the state of Utah.

Please let me know if you have any questions.

Brett Parkinson

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Craig** <newprimo@gmail.com>
Subject: Re: NO to Dakota Pacific Development
Date: 27.10.2021 04:15:53 (+02:00)

Tomorrow's County Council link and agenda can be found at: https://www.summitcounty.org/AgendaCenter/ViewFile/Agenda/_10272021-3156?html=true

From: Craig <newprimo@gmail.com>
Date: Tuesday, October 26, 2021 at 11:31 AM
To: Malena Stevens <mstevens@summitcounty.org>
Subject: Re: NO to Dakota Pacific Development

Why did you not include the Zoom link? Please do so and I'll circulate to my other very concerned neighbors as well.

Craig Primo
949.533.4465

From: Malena Stevens <mstevens@summitcounty.org>
Date: Tuesday, October 26, 2021 at 9:37 AM
To: Craig Primo <newprimo@gmail.com>
Subject: Re: NO to Dakota Pacific Development

Mr. Primo,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Craig <newprimo@gmail.com>
Date: Monday, October 25, 2021 at 4:09 PM
To: County Council <CountyCouncil@summitcounty.org>
Subject: NO to Dakota Pacific Development

I am a FULL TIME and LONG TIME resident of the county. I live in Ranch Place. Under NO circumstances do I want you to vote to allow Dakota Pacific Development to amend the tech center plan. Not one change. I'm not swayed by their 300 workforce housing units. It's absolutely not worth the 4,000 cars in an area that was only built for ½ of that! Why aren't the workers taking the red/white/blue bus from SLC for

\$3? It would be cheaper to PAY them to ride that then to pursue this unending circle of approving major developments for a few workforce units.

There is no single issue that is more important to me or the three other voters who live in my home. Please vote NO!

Craig Primo

949.533.4465

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Susan Primo** <susanprimo@gmail.com>
Subject: Re: NO to Dakota Pacific Development
Date: 27.10.2021 04:17:32 (+02:00)

Tomorrow's County Council link and agenda can be found at: https://www.summitcounty.org/AgendaCenter/ViewFile/Agenda/_10272021-3156?html=true

From: Susan Primo <susanprimo@gmail.com>
Date: Tuesday, October 26, 2021 at 10:11 AM
To: Malena Stevens <mstevens@summitcounty.org>
Subject: Re: NO to Dakota Pacific Development

Can you please provide the Zoom link? Thank you.

Sent from my iPhone

On Oct 26, 2021, at 9:42 AM, Malena Stevens <mstevens@summitcounty.org> wrote:

Ms. Primo,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Susan Primo <susanprimo@gmail.com>
Date: Monday, October 25, 2021 at 3:53 PM
To: County Council <CountyCouncil@summitcounty.org>
Subject: NO to Dakota Pacific Development

I am a full time resident of Park City in the Snyderville Basin. I do **not** want the Dakota Pacific Development for a multitude of reasons. This area cannot handle 3,000 plus another hotel etc. This plan is ill conceived as no \$ goes to infrastructure, schools, etc.

I do support the tech/business center. PC needs to diversify its economic focus outside of ski/snow/resort town.

NO to Dakota Pacific REdevelopment.

Thank you,

Susan Primo
1621 Cutter Lane

Park City UT 84098

From: **Susan Primo** <susanprimo@gmail.com>
To: **Malena Stevens** <mstevens@summitcounty.org>
Subject: Re: NO to Dakota Pacific Development
Date: 26.10.2021 10:11:33 (+02:00)

Can you please provide the Zoom link? Thank you.

Sent from my iPhone

On Oct 26, 2021, at 9:42 AM, Malena Stevens <mstevens@summitcounty.org> wrote:

Ms. Primo,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Susan Primo <susanprimo@gmail.com>
Date: Monday, October 25, 2021 at 3:53 PM
To: County Council <CountyCouncil@summitcounty.org>
Subject: NO to Dakota Pacific Development

I am a full time resident of Park City in the Snyderville Basin. I do **not** want the Dakota Pacific Development for a multitude of reasons. This area cannot handle 3,000 plus another hotel etc. This plan is ill conceived as no \$ goes to infrastructure, schools, etc.

I do support the tech/business center. PC needs to diversify its economic focus outside of ski/snow/resort town.

NO to Dakota Pacific REdevelopment.

Thank you,

Susan Primo
1621 Cutter Lane
Park City UT 84098

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Bode Parkinson** <bode.parkinson@gmail.com>
Subject: Re: No to Dakota Pacific Development
Date: 26.10.2021 15:19:34 (+02:00)

Mr. Parkinson,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Bode Parkinson <bode.parkinson@gmail.com>
Date: Monday, October 25, 2021 at 10:24 PM
To: Malena Stevens <mstevens@summitcounty.org>, Roger Armstrong <rarmstrong@summitcounty.org>, Douglas Clyde <dcl Clyde@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>, Glenn Wright <gwright@summitcounty.org>
Subject: No to Dakota Pacific Development

Hello,

I am a Park city resident writing to express my strong disapproval of the Dakota Pacific Development project for Kimball Junction. Please see my reasons below.

Thank you,

Bode Parkinson

1. This is not a work force driven project, it's a major neighborhood. Only 330 work force units out of 1100 and most of the 2M sq ft includes hotels and supermarkets that far outweighs the work force units
2. This project will create major traffic problems throughout Kimball Junction. Adding 3000 residents and 4000 vehicles is too much for an already overloaded area.
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8. The motive for the Country Council to approve this is unknown, they have not demonstrated any benefit to the residents of the greater Park City area. They may be influenced by powerful forces outside Park City in Salt Lake or the state of Utah.

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Pete Van Stee** <pmvanstee@icloud.com>
Subject: Re: NO to Dakota Pacific
Date: 26.10.2021 15:08:55 (+02:00)

Mr. Van Stee,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Pete Van Stee <pmvanstee@icloud.com>
Date: Tuesday, October 26, 2021 at 8:17 AM
To: Malena Stevens <mstevens@summitcounty.org>, Roger Armstrong <rarmstrong@summitcounty.org>, Douglas Clyde <dcl Clyde@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>, Glenn Wright <gwright@summitcounty.org>
Subject: NO to Dakota Pacific

Hello County Council,

I just want to add my name to the growing list of opposition to the Dakota Pacific development. The proposal will simply add to the congestion which already chokes Kimball Junction. This is a development which is not needed and is unsuitable for the area. What is needed? High tech and high salary industries to ensure economic viability and vitality on a local level. This parcel is uniquely suited to that type of business development. With its highly valuable and sought after location, this is certainly an excellent alternative to the Dakota Pacific project and will provide economic enhancement, employment and tax revenue to the region for years.

Thanks for reading,

Pete Van Stee
3087 Creek Rd
Park City, UT 84098

From: **Pete Van Stee** <pmvanstee@icloud.com>
To: **Malena Stevens** <mstevens@summitcounty.org>
Subject: Re: NO to Dakota Pacific
Date: 26.10.2021 15:11:52 (+02:00)

Thanks Malena,

I am plan to either attend or watch via zoom. Appreciate the response.

Pete

On Oct 26, 2021, at 8:09 AM, Malena Stevens <mstevens@summitcounty.org> wrote:

Mr. Van Stee,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens

Summit County Council

801-989-4039

From: Pete Van Stee <pmvanstee@icloud.com>
Date: Tuesday, October 26, 2021 at 8:17 AM
To: Malena Stevens <mstevens@summitcounty.org>, Roger Armstrong <rarmstrong@summitcounty.org>, Douglas Clyde <dcl Clyde@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>, Glenn Wright <gwright@summitcounty.org>
Subject: NO to Dakota Pacific

Hello County Council,

I just want to add my name to the growing list of opposition to the Dakota Pacific development. The proposal will simply add to the congestion which already chokes Kimball Junction. This is a development which is not needed and is unsuitable for the area. What is needed? High tech and high salary industries to ensure economic viability and vitality on a local level. This parcel is uniquely suited to that type of business development. With its highly valuable and sought after location, this is certainly an excellent alternative to the Dakota Pacific project and will provide economic enhancement, employment and tax revenue to the region for years.

Thanks for reading,

Pete Van Stee

3087 Creek Rd

Park City, UT 84098

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **susan kutcher** <sekutcher@yahoo.com>
Subject: Re: OPPOSED Dakota Pacific project at Kimball Junction.
Date: 26.10.2021 15:36:27 (+02:00)

Ms. Kutcher,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: susan kutcher <sekutcher@yahoo.com>
Date: Monday, October 25, 2021 at 5:35 PM
To: County Council <CountyCouncil@summitcounty.org>
Subject: OPPOSED Dakota Pacific project at Kimball Junction.

Kimball Junction property was zoned for jobs =not residence.

Who will pay for addition class room space for resident's children?

Where will the additional water come from?

Who is rebuilding the roads to accommodate this large increase in population?

Thank you,

Susan Kutcher
900 Bitner Road
Park City, UT

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Allison Schwam** <allisonschwam@yahoo.com>
Subject: Re: Opposed to the Dakota Pacific Development
Date: 26.10.2021 16:39:58 (+02:00)

Ms. Schwam,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Allison Schwam <allisonschwam@yahoo.com>
Date: Tuesday, October 26, 2021 at 10:39 AM
To: County Council <CountyCouncil@summitcounty.org>
Subject: Opposed to the Dakota Pacific Development

hi,

I'm concerned to hear that the Dakota Pacific Development proposal is a complete departure from the original intent of what the land was zoned for.

Two major issues I see as a local is 1) the traffic situation 2) lack of affordable housing. I cringe thinking about using beautiful open space for more retail space when other areas of Kimball Junction have open store fronts and I can't imagine that we *need* more hotel space.

The alternative usage other than a tech center that the community seems to really need is affordable housing, pedestrian friendly connected neighborhoods and traffic pattern solutions. Let's reject the fluff in this proposal and practice essentialism.

thank you for your time,

Allison

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Mark** <markdannydacia@comcast.net>
Subject: Re: Opposition to Dakota Pacific Development, Board Meeting 10/27/2021
Date: 27.10.2021 03:49:16 (+02:00)

Mr. Morgan,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Mark <markdannydacia@comcast.net>
Date: Tuesday, October 26, 2021 at 6:40 PM
To: Malena Stevens <mstevens@summitcounty.org>
Subject: Opposition to Dakota Pacific Development, Board Meeting 10/27/2021

My name is Mark Morgan and I live in the Blackhawk Station community at Kimball Junction. I have lived in the Jeremy Ranch, Pinebrook and Blackhawk Station neighborhoods for 27 years. I am adamantly opposed to the re-zoning of Kimball Junction Technology Park property and the proposed Dakota Pacific Development at Kimball Junction. I believe the development of un-sustainable housing is exactly the wrong way to enable community development and the expansion of the county's tax base. Additionally, after suffering through the worst traffic jams at Kimball Junction this past winter (even during a worldwide pandemic), it is clear the additional traffic cannot be supported, nor can the existing business infrastructure support this expansion.

During the previous ski season, and multiple times during the summer of 2021 when there were sports tournaments in town, traffic was worse than I have ever seen in my 27 years living at or near Kimball Junction. This includes traffic backups heading from Park City to Kimball Junction that reached as far back, or farther than The Canyons entrance, and traffic backups getting to the ski areas that was a continual backup from Kimball Junction to the ski areas. Many times, traffic heading from business/shopping areas to highway 224 was backed up beyond the roundabouts at Mountain America Credit Union, north of Smiths, and Walmart – ALL AT THE SAME TIME, bringing the junction to a virtual gridlock! With a potential (wishful?) traffic solution likely lagging the Dakota Pacific development by 9 or more years, if it happens at all, it can only be concluded that this development CANNOT be supported.

I believe the County had the right idea when they designated the land at Kimball Junction as a technology center. Furthermore, I believe economic and community development should be achieved by enabling businesses to move to the county. This should be the focus of the county's efforts, not fast-tracking developers wishes of another multi-thousand-unit development that has no ability to fit within the surrounding infrastructure. With the ever-increasing price of housing in the greater Park City/Kimball Junction area, companies with high paying, professional jobs must be drawn to the area, otherwise the growth of the community from the starter-home, young family-opportunity on-up will be lost forever. Please do not let someone lead you into thinking Dakota Pacific will enable low-income, or moderately priced housing. It will be marketed and priced based on the current comp's which show two and three-bedrooms in multi-family units at Kimball Junction already exceeding \$1-million.

Dakota Pacific is a flawed development proposition based on timing (UOT support), how the county should be approaching community development, and the ability of the surrounding infrastructure to absorb it without SIGNIFICANTLY impacting current Kimball Junction residents.

Lastly I would offer to County board members, if you do not live at Kimball Junction or beyond (Pinebrook, Jeremy Ranch, Summit Park) you truly will never understand the impact of your decision if you vote to approve this development.

Sincerely,
Mark Morgan
1044 Station Loop Rd
Park City, UT 84098

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Joe Kindt** <jkindt08@gmail.com>
Subject: Re: Opposition to Dakota project at Kimball Junction
Date: 26.10.2021 15:20:16 (+02:00)

Mr. Kindt,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Joe Kindt <jkindt08@gmail.com>
Date: Monday, October 25, 2021 at 10:10 PM
To: Chris Robinson <cfrobinson@summitcounty.org>, Douglas Clyde <dclde@summitcounty.org>, Glenn Wright <gwright@summitcounty.org>, Malena Stevens <mstevens@summitcounty.org>, Roger Armstrong <rarmstrong@summitcounty.org>
Subject: Opposition to Dakota project at Kimball Junction

Council members,

My understanding is that council is considering a land use change for the tech center at Kimball Junction to allow for a massive residential development. The I-80 SR 224 interchange is a failure. Have you not seen the disaster that already exists on 224 throughout ski season? An estimate from earlier this year pegs the improvements necessary as of today at \$110M. A project of this scale this close to that interchange would erase any opportunity that \$110M plan has to improve damage that has already been done by poor planing and unchecked development. The town we love is slowly being developed to death. The interchange must fixed and this project must be stopped before it starts. I am confident that few in our community would support a project of this scale anywhere near kimball junction if at all in western summit county.

This project will ruin the entrance to our town. Please vote no on the land use change.

Joe and Jill Kindt
Pinebrook

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Tom Kettell** <tom.kettell@gmail.com>
Subject: Re: Opposition to the Dakota Pacific Planned Community in Kimball Junction
Date: 27.10.2021 04:18:47 (+02:00)

Mr. Kettell,

Thank you for taking the time to contribute your input on this item. Council will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Tom Kettell <tom.kettell@gmail.com>
Date: Tuesday, October 26, 2021 at 10:08 AM
To: Malena Stevens <mstevens@summitcounty.org>
Subject: Opposition to the Dakota Pacific Planned Community in Kimball Junction

Malena Stevens,

I am writing to you in opposition to the Dakota Pacific Planned Community in Kimball Junction. This project is not consistent with the approved land use for this 50-acre property which is why the Developer is seeking to get approval for a change in the land use. This means that YOU the County Council can in fact deny the Developer the requested change and the project will not go forward as currently envisioned. This success of this project is entirely dependent on the traffic mitigation plan which I believe to be entirely flawed. The Council proposes as a longer-term solution to build a flyover with UDOT that entails a minimum 7-year project that is currently not funded and is not on any 9 year planned construction projects list (STIP list) with UDOT. This project has the potential to disrupt and change our way of life here in the Park City area like no other project. I share the view of many that the County Council has not explained the benefits to the satisfaction of the residents and there is strong disapproval of this development among the property taxpayers and voters in the greater Park City area which the Council is totally ignoring.

The reasons for support among the Country Council is not fully understood but I believe there are powerful interests outside of the county that are influencing the Council vote for this project. I believe the vast majority of the people in the greater area of Park city in and around Kimball junction will not approve of the development once the massive scope of this project is understood.

It is important for the elected members of the county to remember that they serve the people of this county and not some outside interest. It doesn't take a genius to figure out that we do not have the infrastructure to support this. This county is already becoming overdeveloped and thus overcrowded and now we look to our county leadership to LEAD and make the right decisions for the people of Summit County and oppose this reckless development proposal.

Respectfully,

Tom Kettell
7341 Westview Draw
Park City, Utah 84098-6286

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Image** <mmoeller1111@comcast.net>
Subject: Re: Park City Tech Center Property Plans
Date: 26.10.2021 15:52:11 (+02:00)

Mr. Moeller,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Image <mmoeller1111@comcast.net>
Date: Monday, October 25, 2021 at 11:59 AM
To: County Council <CountyCouncil@summitcounty.org>
Subject: Park City Tech Center Property Plans

Hi, I respectfully wish to voice my concerns regarding the proposed development on the Park City Tech Center property. I do not exactly run in the local political circles, and thus have not heard much about the proposed development plans at Kimball Junction for the Tech Center zoned area. Had I been aware earlier, I would have already voiced my concerns. I am shocked at the prospect of the Developer plans to utilize it for up to 1100 housing units as well as additional retail space. I strongly feel that these plans are not in standing with the current infrastructure (roads) of Kimball Junction. I can just imagine the additional traffic congestion throughout the Kimball Junction area, that a proposed usage development would cause. It is also my understanding that The State has no knowledge of any proposed "flyover" of roads at the Kimball Junction area. I, for one, am strongly opposed to any such approval of said development plans that would cause increased congestion as well an increased burden on current Park City and Summit County infrastructure. Not to mention any future tax burdens to fund any additional road/highway changes that will be necessary to support the proposed development. As a resident of the Kimball Junction area for 25 years and a business owner in Park City for 22 years who is well aware of the current daily traffic issues in Park City and Kimball Junction, I ask you to strongly consider denial of the proposed development project at this current time. That area is not currently zoned for the proposed development plans, and should not be given the current state of our roads infrastructure. Thank you for your time and consideration regarding this matter.

Mark Moeller

Sent from [Mail](#) for Windows

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Christi Morrison** <cmorri09@gmail.com>
Subject: Re: Please disapprove Dakota Pacific
Date: 26.10.2021 16:04:48 (+02:00)

Ms. Morrison,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Christi Morrison <cmorri09@gmail.com>
Date: Monday, October 25, 2021 at 7:36 AM
To: Malena Stevens <mstevens@summitcounty.org>
Subject: Please disapprove Dakota Pacific

Good morning Ms. Stevens,

I am writing to request this planned community does not proceed, for the benefit of the Park City community.

I recognize, I think most in Park City do recognize, the inherent need to develop and grow, and that growth projects are often unwelcome in smaller communities.

The location and size of this project, however, is certain to add an immoderate—excessive rather— strain on traffic, retail, schooling and property values.

In short, its effects will be unbearable for the existing community to live with, and we desperately hope a better location than the overcrowded, overpopulated Kimbell Junction can be identified. Many rely on Kimbell Junction for daily living, retail, pass through, and the current infrastructure can hardly support the existing population. **Every incremental addition has an exponential effect on traffic because the existing infrastructure is already full. This addition would be devastating because the surrounding communities have no alternatives for what Kimbell Junction provides.**

The existing infrastructure and workings are most fragile, and critical to the existing community. I beg you to understand this, and I beg you to recognize an ill fated opportunity that if approved will be to the detriment of thousands for several years to come.

Thank you for your consideration,
Christi Morrison

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Shari Noteware** <scurrey@hotmail.com>
Subject: Re: PLEASE DON'T APPROVE the DAKOTA PACIFIC PROJECT!!!!
Date: 26.10.2021 15:44:39 (+02:00)

Ms. Noteware,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Shari Noteware <scurrey@hotmail.com>
Date: Monday, October 25, 2021 at 2:33 PM
To: Malena Stevens <mstevens@summitcounty.org>, Roger Armstrong <rmstrong@summitcounty.org>, Douglas Clyde <dclayde@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>, Glenn Wright <gwright@summitcounty.org>
Subject: PLEASE DON'T APPROVE the DAKOTA PACIFIC PROJECT!!!!

Dear Commissioners,

I am writing to voice my staunch opposition to the proposed Dakota Pacific Planned Community in Kimball Junction.

Having read their entire Development Application, I was dismayed by the number of poor assumptions and "ifs" the developer is relying on to make this vision work. Examples include:

IF UDOT builds a fly-over, traffic/congestion will be reduced.

IF Summit County makes improvements to 224 and the 224-Ute Blvd. intersection, congestion will be reduced.

IF there's a "Land Swap" and Summit County retools its Transit Center, more people will ride public transportation

By emphasizing their "pedestrian-oriented environment," the developer naively assumes the residents of the additional 1100 residential units won't negatively impact the traffic/congestion issues that already plague the entire Kimball Junction area. So what if their "urban-scale village" is highly walkable? Most of the people that live, work or visit there will continue to do so using their personal automobile.

Until the Park City Forward vision of a bus-centered community is realized, there is no responsible justification for a project that will significantly exacerbate traffic/congestion at the gateway to our community.

Traffic aside, what of the aggravating strain 1100 additional residences at this site will have on our already limited resources? How is their required water usage consistent with their stated strategic goal of "implementing plans/policies to preserve and protect our water, land and air?" How many more kids will be enrolled in our already over-crowded schools?

Please say NO to this foolishness. The proposed project does NOTHING to alleviate the current issues our area is facing and EVERYTHING to make them worse.

Thank you for your time and consideration,

Shari Noteware

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Rob White** <rob.white@sugarhousearchitects.com>
Subject: Re: Please oppose the Dakota Pacific Project
Date: 26.10.2021 16:05:48 (+02:00)

Mr. White,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Rob White <rob.white@sugarhousearchitects.com>
Date: Sunday, October 24, 2021 at 9:12 PM
To: Malena Stevens <mstevens@summitcounty.org>, Roger Armstrong <rarmstrong@summitcounty.org>, Douglas Clyde <dclayde@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>, Glenn Wright <gwright@summitcounty.org>
Subject: Please oppose the Dakota Pacific Project

Dear Council Members,

As a resident of Summit County and an architect, I am appalled at the planned Dakota Pacific project. This project is clearly a sheep in wolf's clothing, the 330 planned workforce housing units will not even cover the added burden of the development itself... This project will put tremendous pressure on the already stressed resources in Park City... The traffic congestion alone is enough to make this project laughable, especially in light of the proposed schedule for the flyover project by UDOT. Shouldn't the infrastructure to handle the additional traffic load at least be on the schedule (if not under construction) prior to approving a project like this? In addition, where is the water for a project like this coming from? Approving this project seems irresponsible and short sighted. If I had known about the project sooner I would have certainly chimed in earlier but unfortunately I'm just hearing about this now.

Thank you for your time,

Rob White
SugarHouse Architects LLC

www.sugarhousearchitects.com

From: **Kathy Mears** <kathy@owninparkcity.com>
To: **Malena Stevens** <mstevens@summitcounty.org>
Subject: Re: Please say No
Date: 26.10.2021 10:43:30 (+02:00)

Please do the right thing.

Kathy Mears, Realtor
Summit Sotheby's International Realty
435-901-9964
Kathy.mears@sothebysrealty.com

On Oct 26, 2021, at 9:44 AM, Malena Stevens <mstevens@summitcounty.org> wrote:

Kathy,

Thank you for your email. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person. I hope you and your family are healthy and well.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Kathy Mears <kathy@owninparkcity.com>
Date: Monday, October 25, 2021 at 3:04 PM
To: County Council <CountyCouncil@summitcounty.org>
Subject: Please say No

I know that you have all spent the past year working with Dakota Pacific on their request to change the use on the Business Park and do a different use. I remain adamantly opposed to this use change. It is not that I do not understand that somethings may need to change but saying Yes and paving the way for the Dakota Pacific enormous project is, in my opinion, a huge mistake. I have made my opposition very vocal and now I want to be on the written level of objection also.

The work you have done the past year may have you thinking you have no option but to move forward with an approval. Please reconsider the disastrous consequences that decision may have to our community. As leaders you are tasked with being visionaries and this is not a visionary project to the greater good of the greater Park City area.

Please proceed for the greater good now and not the benefit of a large investment group that is charged with profits only.

Kathy Mears, Realtor
Summit Sotheby's International Realty
435-901-9964
Kathy.mears@sothebysrealty.com

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Kathy Mears** <kathy@owninparkcity.com>
Subject: Re: Please say No
Date: 26.10.2021 15:44:25 (+02:00)

Kathy,

Thank you for your email. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person. I hope you and your family are healthy and well.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Kathy Mears <kathy@owninparkcity.com>
Date: Monday, October 25, 2021 at 3:04 PM
To: County Council <CountyCouncil@summitcounty.org>
Subject: Please say No

I know that you have all spent the past year working with Dakota Pacific on their request to change the use on the Business Park and do a different use. I remain adamantly opposed to this use change. It is not that I do not understand that somethings may need to change but saying Yes and paving the way for the Dakota Pacific enormous project is, in my opinion, a huge mistake. I have made my opposition very vocal and now I want to be on the written level of objection also.

The work you have done the past year may have you thinking you have no option but to move forward with an approval. Please reconsider the disastrous consequences that decision may have to our community. As leaders you are tasked with being visionaries and this is not a visionary project to the greater good of the greater Park City area.

Please proceed for the greater good now and not the benefit of a large investment group that is charged with profits only.

Kathy Mears, Realtor
Summit Sotheby's International Realty
435-901-9964
Kathy.mears@sothebysrealty.com

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Rob Brooke** <rbrooke@tribalexpressions.com>
Subject: Re: Please vote NO on the Dakota Pacific zoning request
Date: 27.10.2021 04:05:50 (+02:00)

Mr. Brooke,

Thank you for taking the time to contribute your input on this item. Council will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Rob Brooke <rbrooke@tribalexpressions.com>
Date: Tuesday, October 26, 2021 at 1:49 PM
To: Malena Stevens <mstevens@summitcounty.org>, Glenn Wright <gwright@summitcounty.org>, Chris Robinson <crobinson@summitcounty.org>, Douglas Clyde <dclde@summitcounty.org>, Roger Armstrong <rarmstrong@summitcounty.org>
Subject: Please vote NO on the Dakota Pacific zoning request

To all members of the Summit County Council:

I beseech you, please, vote NO against the Tech Park zoning change and prevent the development of the Dakota Pacific Planned Community .

Respectfully,

Rob Brooke
224-639-3293
rbrooke@tribalexpressions.com

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **TR** <trparkcity@gmail.com>
Subject: Re: Please, No, on Dakota Pacific.
Date: 27.10.2021 04:07:54 (+02:00)

Mr. Rooney,

Thank you for taking the time to contribute your input on this item. Council will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: TR <trparkcity@gmail.com>
Date: Tuesday, October 26, 2021 at 1:30 PM
To: County Council <CountyCouncil@summitcounty.org>
Subject: Please, No, on Dakota Pacific.

Dear Summit County Council,

As a longtime resident, I'm against the proposed amendments to the 2008 Summit Research Park Development Agreement. There isn't enough Net new employee housing to make it a potential selling point.

I believe that there is sufficient shopping, restaurants, and dwellings currently at Kimball Junction. Diverting from the previous plan to add even more residences and traffic is to the financial benefit only of the applicant, **Dakota** Pacific. Kimball Junction does not need to be built out to capacity as soon as possible.

Please keep this area a tech/business park for future employment needs of our existing community, not creating further problems by adding additional population needing even more infrastructure and adding congestion.

Short-term development gains have consistently resulted in long-term infrastructure nightmares for our small but popular locale. If you approve this change, Summit County Council will be compounding the problem, not solving it.

Thanks,
Todd Rooney
1723 West Silver Springs
Park City UT 84098

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Jill Story** <jillrstory@gmail.com>
Subject: Re: Proposed Dakota Pacific Development
Date: 27.10.2021 04:15:06 (+02:00)

Ms. Story,

Thank you for taking the time to contribute your input on this item. Council will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Jill Story <jillrstory@gmail.com>
Date: Tuesday, October 26, 2021 at 11:39 AM
To: Malena Stevens <mstevens@summitcounty.org>
Subject: Proposed Dakota Pacific Development

Ms. Stevens,

I am writing to urge you to vote "NO" on the proposed Dakota Pacific development at Kimball Junction. We have lived here for 25 years and have seen tremendous growth. Some good and some bad. This project seems extremely bad! Kimball Junction is already a traffic mess. There is no tangible traffic mitigation plan for this development.

We have been in a draught for many years. We need to curb development to protect our water resources. I don't think we can sustain this level of growth.

Park City has been a wonderful community that people want to visit. We are turning it in to something average. I don't understand the argument to approve this project. It is not zoned for this. The council can easily say "NO" and not have to justify that decision.

Please listen to the community on this development and just say "NO".

Thank you,

Jill Story, Pinebrook
801-860-4936

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Larry Hardebeck** <lhardebeck@comcast.net>
Subject: Re: Proposed Dakota Pacific planned community
Date: 26.10.2021 15:58:25 (+02:00)

Mr. Hardebeck,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Larry Hardebeck <lhardebeck@comcast.net>
Date: Monday, October 25, 2021 at 9:50 AM
To: County Council <CountyCouncil@summitcounty.org>
Subject: Proposed Dakota Pacific planned community

Dear councilors,

I would like to express my concerns about the new proposed Dakota Pacific planned community. The sheer number of units under this proposal is way out of line with the current congestion at the Kimball Junction area. Approving this proposal would make the traffic not just only that more unbearable during peak ski season and other events but it would result in total failure.

Please disapprove this development and let's see if the council and the members of our community can work on a better proposal for this area. I have lived in Pinebrook since 1993 and have seen lots of development over the years but this development has really gone over the line. Your consideration in this matter is greatly appreciated.

Sincerely,

Larry Hardebeck

Pinebrook

From: **Larry Hardebeck** <lhardebeck@comcast.net>
To: **Malena Stevens** <mstevens@summitcounty.org>
Subject: Re: Proposed Dakota Pacific planned community
Date: 27.10.2021 09:56:13 (+02:00)

Hi Malena,

Can you please send me the Zoom link?

Thanks,

Larry Hardebeck

On 10/26/2021 9:58 AM, Malena Stevens wrote:

Mr. Hardebeck,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Larry Hardebeck <lhardebeck@comcast.net>
Date: Monday, October 25, 2021 at 9:50 AM
To: County Council <CountyCouncil@summitcounty.org>
Subject: Proposed Dakota Pacific planned community

Dear councilors,

I would like to express my concerns about the new proposed Dakota Pacific planned community. The sheer number of units under this proposal is way out of line with the current congestion at the Kimball Junction area. Approving this proposal would make the traffic not just only that more unbearable during peak ski season and other events but it would result in total failure.

Please disapprove this development and let's see if the council and the members of our community can work on a better proposal for this area. I have lived in Pinebrook since 1993 and have seen lots of development over the years but this development has really gone over the line. Your consideration in this matter is greatly appreciated.

Sincerely,

Larry Hardebeck

Pinebrook

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Amy Mills** <amills3912@yahoo.com>
Subject: Re: Reconsider Dakota Pacific development
Date: 26.10.2021 15:35:21 (+02:00)

Ms. Mills,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Amy Mills <amills3912@yahoo.com>
Date: Tuesday, October 26, 2021 at 9:32 AM
To: County Council <CountyCouncil@summitcounty.org>
Subject: Reconsider Dakota Pacific development

Summit County Council,

If you have some flexibility as to whether to approve the Dakota Pacific development at Kimball Junction, I advise that you reconsider it. I'm really concerned about the traffic.

Amy Mills, Park City

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Rich Blunck** <rich@bluncks.net>
Subject: Re: Resident concerns regarding the Dakota Pacific planned community in Kimball Junction
Date: 26.10.2021 16:14:07 (+02:00)

Mr. Blunck,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Rich Blunck <rich@bluncks.net>
Date: Sunday, October 24, 2021 at 5:38 PM
To: Public Comments <publiccomments@summitcounty.org>, Malena Stevens <mstevens@summitcounty.org>, Roger Armstrong <rarmstrong@summitcounty.org>, Douglas Clyde <dclde@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>, Glenn Wright <gwright@summitcounty.org>
Subject: Resident concerns regarding the Dakota Pacific planned community in Kimball Junction

Hello Summit County Council-

I am writing to express my concern about the Dakota Pacific project in Kimball Junction. There is a thoughtful decision criteria used by Jeff Bezos at Amazon, one way doors and two way doors. Hopefully, many of you are familiar with it.

This is a one way door decision and I know none of you take it lightly.

My simple request is that the traffic, school, infrastructure and environmental impacts for this type of project be fully considered and the remediation committed to and funded prior to this change being approved. I think it is a strategically poor decision to approve this change and hope that the impacts take care of themselves. It's really unfortunate when you see it happening in places like Lehi, Sandy and West Jordan. It will be tragic if you decide to allow it to happen here in Summit County.

As you know, the existing infrastructure is already under duress, especially in the Winter and Summer.

Finally, I'd encourage you to not fully give up on the existing plan for that area. I don't know that the space can be fully used for corporate campus locations, but it would be nice to retain some reasonable blend between corporate, retail and housing so businesses could have an opportunity to choose to grow here versus having to relocate when they reach a certain size.

Thank you for considering my input and for your service as County Council Members.

Best regards,

Richard Blunck
Kimball Junction

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Juliann Fritz** <fritz.brigham@gmail.com>
Subject: Re: Say No to Dakota Pacific Junction
Date: 27.10.2021 04:04:27 (+02:00)

Ms. Fritz,

Thank you for taking the time to contribute your input on this item. Council will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Juliann Fritz <fritz.brigham@gmail.com>
Date: Tuesday, October 26, 2021 at 2:41 PM
To: County Council <CountyCouncil@summitcounty.org>
Subject: Say No to Dakota Pacific Junction

Dear Summit County Council -

Please say no to the Dakota Pacific project at Kimball Junction. This is NOT the right project for the area and above all, it is the WRONG time for it.

We need to solve the problems at Kimball Junction before we add to them and I don't see that happening and definitely not with this project!

The number one problem is the traffic at Kimball Junction. Year-round, it is terrible! Adding 1100 more homes brings more cars, more school busses, more UPS/Amazon trucks, and more foot traffic which the junction is NOT equipped to handle. People can barely navigate on foot or in a car the Walmart or Ecker School roundabouts. And, the traffic getting off I-80 is not going to slow or reduce in the number of cars so this just adds to the nightmare.

How does this fit the County's Strategic Plan except to make more problems!

1) Transportation & Congestion - This project adds problems to this bucket like no other! Have you been to Kimball Junction? I'm not sure you have if you think this project is a good idea.

2) Workforce Housing - Yes, it adds some or really just stuff some in there which there are many issues around these units in regards to workforce housing too. And, it adds more traffic so just fuels the problem in bucket #1 above

3) Environmental Stewardship - Oh, yes, a couple of pocket parks should cover it - not! More waste, more traffic, pollution, and overall more destruction for wildlife...I just don't see how this project contributes anything to stewardship. Let's work on animal fencing all along I-80 and studying the habits and migration patterns we see regularly.

4) Refine County Plans and Development Codes - There has to be something that protects the community from such building! That's you, my dear county officials!

5) Mental Health - Have you seen the road rage at Kimball Junction? The fender benders? The speeding?
This project does nothing for the community or our visitor's mental health

We cannot add more housing/autos/pedestrians to an area that already is VERY challenged. Let's solve the problems at Kimball Junction first as it is an artery to all of Park City. We screw up the entrance and we screw up the entire area.

Please say no to this project!

Let's invest our energy in solutions for the problems we already have at Kimball Junction.

I appreciate your time and commitment to our county. I do hope you will consider my plea and many others and say no to this project.

Thank you,
~juliann fritz

20 year Kimball Junction resident
1047 Station Loop Road
Park City, Utah

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Scott Zuckerman** <scottzuck@gmail.com>
Subject: Re: Stop the development!
Date: 26.10.2021 16:03:12 (+02:00)

Mr. Zuckerman,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

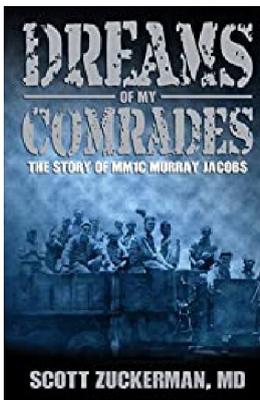
Malena Stevens
Summit County Council
801-989-4039

From: Scott Zuckerman <scottzuck@gmail.com>
Date: Monday, October 25, 2021 at 9:25 AM
To: Malena Stevens <mstevens@summitcounty.org>, Roger Armstrong <rmstrong@summitcounty.org>, Douglas Clyde <dclde@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>, Glenn Wright <gwright@summitcounty.org>
Subject: Stop the development!

Please act rationally, and with the best interests of the community in mind. Stop the never-ending development that has already created a traffic nightmare in our community. There are too many homes, not enough schools, not enough water, and certainly not enough infrastructure to support more dramatic growth in population.

VOTE NO ON DAKOTA PACIFIC.
PLEASE!!

SCOTT ZUCKERMAN, MD
435-901-0057



<https://www.amazon.com/Dreams-My-Comrades-Murray-Jacobs/dp/1620067455>

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Kim Quapp** <quapp.kim@gmail.com>
Subject: Re: Strongly Oppose the Dakota Pacific Planned community
Date: 26.10.2021 16:00:59 (+02:00)

Ms. Quapp,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Kim Quapp <quapp.kim@gmail.com>
Date: Monday, October 25, 2021 at 9:31 AM
To: Malena Stevens <mstevens@summitcounty.org>, Roger Armstrong <rrarmstrong@summitcounty.org>, dcylde@summitcounty.org <dcylde@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>, Glenn Wright <gwright@summitcounty.org>
Subject: Strongly Oppose the Dakota Pacific Planned community

Dear Council Members,

I strongly oppose the Dakota Pacific Planned Community. This project is not consistent with the approved land use for this 50 acre property. You have the opportunity to deny this request. Please deny this request.

Our community has seen a serious amount of congestion over the years. Adding a project like this right now is going to make things exponentially worse. Please be considerate of the residents that currently live here and work here. Commuting to and from work and activities is already becoming more challenging with the increased traffic in Kimball Junction. Everyday feels like ski season even during mud season now. Adding more residences, more retail, more people, and more vehicles is not the answer.

According to these plans, there's a proposed flyover. Is this project even funded? This would take 7 years! it is not funded, it is not on any 9 year planned construction planned projects list with UDOT. We need to work on traffic mitigation right now, not add more congestion. This project does not benefit current residents in anyway.

Community members (property tax payers, voters, and those that need to function here) strongly disapprove of this development. Please hear their voices and act in support.

Sincerely,
Kim Quapp

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Keri Schoenenberger** <keri@spidertransport.com>
Subject: Re: Tech Center Development
Date: 27.10.2021 04:02:10 (+02:00)

Ms. Schoenenberger,

Thank you for taking the time to contribute your input on this item. Council will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Keri Schoenenberger <keri@spidertransport.com>
Date: Tuesday, October 26, 2021 at 3:58 PM
To: County Council <CountyCouncil@summitcounty.org>
Subject: Tech Center Development

County Council,

I wanted to express my disapproval of the proposed development at Kimball Junction. There is already horrendous traffic in the area and if something called a flyover is being proposed in PC, we are not on the right track.

Please respect all master plan zoning that is in place and the recommendations of the planning commission. No one will ever be convinced that HDH in already overcrowded and over trafficked areas is a benefit to the community. Let the developers develop where the master plan has allocated HDH. It seems like the only way to curb the explosive growth we are experiencing.

Respectfully,

Keri Schoenenberger
Trailside Drive

Keri Schoenenberger
Damage Claims / HR
HR
801-746-5380

www.spidertransport.com


spider transport, inc.

From: **Keri Schoenenberger** <keri@spidertransport.com>
To: **Malena Stevens** <mstevens@summitcounty.org>
Subject: Re: Tech Center Development
Date: 27.10.2021 17:36:21 (+02:00)

Zoom please. Do you have an estimated timeline? I'll be at work then commuting. Thanks.

Sent from my iPhone

On Oct 26, 2021, at 10:02 PM, Malena Stevens <mstevens@summitcounty.org> wrote:

Ms. Schoenenberger,

Thank you for taking the time to contribute your input on this item. Council will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Keri Schoenenberger <keri@spidertransport.com>
Date: Tuesday, October 26, 2021 at 3:58 PM
To: County Council <CountyCouncil@summitcounty.org>
Subject: Tech Center Development

County Council,

I wanted to express my disapproval of the proposed development at Kimball Junction. There is already horrendous traffic in the area and if something called a flyover is being proposed in PC, we are not on the right track.

Please respect all master plan zoning that is in place and the recommendations of the planning commission. No one will ever be convinced that HDH in already overcrowded and over trafficked areas is a benefit to the community. Let the developers develop where the master plan has allocated HDH. It seems like the only way to curb the explosive growth we are experiencing.

Respectfully,

Keri Schoenenberger
Trailside Drive

Keri Schoenenberger
Damage Claims / HR
HR
801-746-5380
www.spidertransport.com
<image001.jpg>

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Eileen Moeller** <eileenmoeller@comcast.net>
Subject: Re: The Dakota Pacific Project
Date: 26.10.2021 16:07:24 (+02:00)

Ms. Moeller,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Eileen Moeller <eileenmoeller@comcast.net>
Date: Sunday, October 24, 2021 at 8:15 PM
To: County Council <CountyCouncil@summitcounty.org>
Subject: The Dakota Pacific Project

Dear County Council Members,

I am writing to you to express my concerns regarding the proposed Dakota Pacific Project at Kimball Junction. I strongly oppose amending the formerly approved land use for this development. In my opinion, any benefits provided are greatly outweighed by the negative impacts.

My major concerns are:

1. Traffic- with only 2 ways in and out of town this is an ongoing problem that needs to be resolved. I have heard talk of a flyover but have not seen that this is planned, approved or funded with any type of timeline. And, I don't know if this will solve the problem since many people are usually heading to the businesses at Kimball Junction when they exit I-80 on their way into town.
2. Water- what impact will this development have on our water supply.
3. Schools- the district is trying to pass a bond because the schools are reaching capacity. Are they capable of absorbing the additional students this large development would likely house.
4. Affordable housing- I do not believe developers should be in the business of building affordable housing. It seems to pave the way for them to get approval and I wonder if it is being abused. I am not against affordable housing but would like to see it built through other means. And, the more we develop every bit of open land the more affordable housing we will need and it is a vicious cycle with no end.

It seems a reasonable step would be to stick to the original land use approval or a much less dense project for the area. I think it is foolish to assume the people living there will be walking everywhere and not be driving cars and adding to the congestion.

I have lived in Park City for 34 years and I hope we can find a way to grow at a responsible pace so we don't destroy the beauty of our home.

Sincerely,

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Angie Schmae** <aschmae@gmail.com>
Subject: Re: Vote NO - Dakota Pacific Project
Date: 26.10.2021 16:09:18 (+02:00)

Ms. Schmae,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Angie Schmae <aschmae@gmail.com>
Date: Sunday, October 24, 2021 at 6:02 PM
To: Malena Stevens <mstevens@summitcounty.org>, Roger Armstrong <rarmstrong@summitcounty.org>, Douglas Clyde <dcl Clyde@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>, Glenn Wright <gwright@summitcounty.org>
Subject: Vote NO - Dakota Pacific Project

I am against the Dakota Pacific Project. Please vote NO!

1. This is not a work force driven project, it's a major neighborhood. Only 330 work force units out of 1100 and most of the 2M sq ft includes hotels and supermarkets that far outweighs the work force units.
2. This project will create major traffic problems throughout Kimball Junction. Adding 3000 residents and 4000 vehicles is too much for an already overloaded area.
3. The traffic mitigation plan is not aligned with the development phase dates. The flyover will cost at least \$130M and will take 7 years if it gets approved and built on schedule which never happens when the government is controlling the project
4. Workforce housing will not be affordable for the bottom earning workers and we don't have any estimates yet because we don't have updated AMI numbers yet.
5. Where is the water going to come from for this and other development projects? We are in a drought and we will have to supply water to more than 3000 new residents?
6. The new load of residents in the Kimball junction will crush the local infrastructure and the only solution to that is to build more? Insanity.
7. It's not the County Councils responsibility to provide workforce housing for the businesses in Park City. The businesses should provide more compensation and build housing in Kamas or rural areas of Summit County. The commute is not the real issue, it's the pay the businesses pay workers. If they can't afford it then they should be in some other business. Also provide bus transportation for commutes paid for by the businesses.
8. The motive for the Country Council to approve this is unknown, they have not demonstrated any benefit to the residents of the greater Park City area. They may be influenced by powerful forces outside Park City in Salt Lake or the state of Utah.
9. What will this do to the school populations?

Thank you, Angie Schmae

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Brandon Montenegro** <brandonmichael.am@gmail.com>
Subject: Re: Vote NO on Dakota Pacific Planned Community in Kimball Junction
Date: 27.10.2021 04:09:14 (+02:00)

Mr. Montenegro,

Thank you for taking the time to contribute your input on this item. Council will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Brandon Montenegro <brandonmichael.am@gmail.com>
Date: Tuesday, October 26, 2021 at 12:39 PM
To: Malena Stevens <mstevens@summitcounty.org>, Roger Armstrong <rarmstrong@summitcounty.org>, Douglas Clyde <dclde@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>, Glenn Wright <gwright@summitcounty.org>
Subject: Vote NO on Dakota Pacific Planned Community in Kimball Junction

Dear County Council Members,

I am a 30 year resident of Summit County writing to encourage you to vote against the change in land use application for the Dakota Pacific Planned Community in Kimball Junction.

All intersections in Kimball Junction are at failure and no additional development or changes to existing development rights should be approved until, at minimum, traffic problems are addressed.

The fact that the council is seriously considering this application at all is shameful. It will exacerbate every major problem the greater Park City Area has without major benefit to anyone but the developers.

You can and should just say no.

Best regards,
Brandon Montenegro

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Carol Breslauer** <cbreslau@icloud.com>
Subject: Re: Vote NO on Dakota Pacific Project
Date: 26.10.2021 15:21:10 (+02:00)

Ms. Breslauer,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Carol Breslauer <cbreslau@icloud.com>
Date: Tuesday, October 26, 2021 at 9:20 AM
To: Malena Stevens <mstevens@summitcounty.org>, Roger Armstrong <rrarmstrong@summitcounty.org>, Douglas Clyde <dcllyde@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>, Glenn Wright <gwright@summitcounty.org>
Subject: Vote NO on Dakota Pacific Project

I am a longtime resident of Summit County and I'm asking you to vote NO on this project.

Affordable housing is important but it should be better thought through. The incredible burden this number of units would have on our already limited water supply and the ever worsening traffic at Kimball Junction is reason enough to not approve this. Then you add the likelihood that these units will be bought/sold as investments bypassing the "affordable housing" moniker which is exactly what has already happened in Summit County.

Please vote NO.

Carol Breslauer
Cedar Ridge (Pinebrook)

Sent from my iPhone

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **David Breslauer** <davidbreslauer1@mac.com>
Subject: Re: Vote NO on Dakota Pacific
Date: 26.10.2021 15:43:07 (+02:00)

Mr. Breslauer,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: David Breslauer <davidbreslauer1@mac.com>
Date: Monday, October 25, 2021 at 3:45 PM
To: Malena Stevens <mstevens@summitcounty.org>, Roger Armstrong <rarmstrong@summitcounty.org>, Douglas Clyde <dcl Clyde@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>, Glenn Wright <gwright@summitcounty.org>
Subject: Vote NO on Dakota Pacific

This major neighborhood project does not solve affordable workforce housing. It may exacerbate the existing problem. What is to prevent these homes from becoming just another nightly rental business, something other Summit County neighborhoods are wrestling with?

Why not mitigate first? If the goal is to develop this, then put in place the infrastructure required such as roads and schools. They should be in place just like water, sewer and electric are required before proceeding. Speaking of water, where will water come from? We already are in a drought. I don't know of any way, no matter how much money is thrown at it, to create more water.

I see no benefit to Summit County Residents.

Vote no on the Dakota Pacific project.

Sincerely,

david breslauer
Cedar Ridge

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Joe Cronley** <joeinpc@gmail.com>
Subject: Re: Vote NO on Dakota Pacific
Date: 26.10.2021 15:14:44 (+02:00)

Mr. Cronley,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Joe Cronley <joeinpc@gmail.com>
Date: Tuesday, October 26, 2021 at 7:16 AM
To: County Council <CountyCouncil@summitcounty.org>
Subject: Vote NO on Dakota Pacific

Hello County Councilors,

I would like to give you input as you consider a decision on the Dakota Pacific project. I do not believe adding an additional 1100 residential units to Kimball Junction is not a solution to our current and future traffic regardless of the trade-offs and regardless of the other "community benefits" promised by the developer.

Thank you for your consideration.

Joe Cronley
Full time primary resident of Summit County since 1999

From: **Jolee Pointer** <thepointerclan@comcast.net>
To: **Malena Stevens** <mstevens@summitcounty.org>
Subject: Re: VOTE NO on the Kimball project near the Tech center
Date: 27.10.2021 08:57:56 (+02:00)

Yes I heard @ the discussion,

yet what is your stance on this issue affecting our community?

Sent from my iPhone
Jolee Pointer
435.640.8294
Have a great day!

On Oct 27, 2021, at 00:10, Malena Stevens <mstevens@summitcounty.org> wrote:

Ms. Pointer,

Thank you for taking the time to contribute your input on this item. Council will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Jolee POINTER <thepointerclan@comcast.net>
Date: Tuesday, October 26, 2021 at 12:18 PM
To: Malena Stevens <mstevens@summitcounty.org>
Subject: VOTE NO on the Kimball project near the Tech center

Malena, as an elected representative for our county, please vote down the Kimball project until the traffic study is released. This is way too much for the beautiful corridor leading into our town.
Thank you,

Jolee Pointer

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Jolee POINTER** <thepointerclan@comcast.net>
Subject: Re: VOTE NO on the Kimball project near the Tech center
Date: 27.10.2021 04:10:07 (+02:00)

Ms. Pointer,

Thank you for taking the time to contribute your input on this item. Council will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

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Malena, as an elected representative for our county, please vote down the Kimball project until the traffic study is released. This is way too much for the beautiful corridor leading into our town.

Thank you,

Jolee Pointer

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Jonathan Sprole** <jonsprole@gmail.com>
Subject: Re: VOTE NO TO THE DAKOTA PACIFIC PLANNED COMMUNITY
Date: 26.10.2021 15:57:40 (+02:00)

Mr. Sprole,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Jonathan Sprole <jonsprole@gmail.com>
Date: Monday, October 25, 2021 at 10:03 AM
To: Malena Stevens <mstevens@summitcounty.org>, Glenn Wright <gwright@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>, Douglas Clyde <dclayde@summitcounty.org>, Roger Armstrong <rarmstrong@summitcounty.org>
Subject: VOTE NO TO THE DAKOTA PACIFIC PLANNED COMMUNITY

To Summit County Council:

Below I have reprinted my friend ,Chuck Mollard's, email to you. My wife and I are in 100% agreement with every point he makes. Should you vote in favor of this ,we will be forced to vote against the Bond issue.

Jonathan and Andrea Sprole
7220 Ridge Way
Park City ,UT 84098

To Summit County Council:

I just read the following on the Summit County website:

STRATEGIC PLAN

VISION - Summit County is a vital community that is renowned for its natural beauty, quality of life, and economic diversity, that supports a healthy, prosperous, and culturally diverse citizenry.

MISSION - Provide excellent, ethical, efficient services that ensure quality of life for present and future generations.

VALUES

Regional Collaboration: Work with our federal, state, municipal and community partners.

Responsive: Take action in a timely manner, meeting the needs our citizens.

Preservation: Preserve our land, water, air and culture.

Leadership: Motivate others to collaboratively achieve goals.

TRANSPORTATION AND CONGESTION - The County will plan for and make improvements to our transportation system to reduce traffic congestion.

WORKFORCE HOUSING - The County will facilitate efforts to significantly decrease the deficit in workforce/affordable housing in order to have more community members who work and live in our County.

ENVIRONMENTAL STEWARDSHIP - Through environmental stewardship and leadership, the County will implement plans and policies to secure, preserve and protect our water, land and air quality for the present and future. This is done through a collaborative effort between our sustainability, transportation, engineering and environmental Health departments.

REFINE COUNTY GENERAL PLANS AND DEVELOPMENT CODES - The County will review and refine the General Plans and Development Codes focusing on improving and connecting the region's physical, natural, and economic environments and communities.

I find this strategic plan well stated and if followed would serve the citizens of Summit County in a very favorable way. However, voting in favor of amending the zoning to permit the Dakota Pacific Planned Community would violate most of the points stated in the "Strategic Plan".

To start with the **Vision**: The Dakota Pacific Planned Community does not in any way enhance the stated vision. The Dakota Pacific Planned Community does just the opposite of the stated **Mission**: This project will provide poor and inefficient services that will seriously erode the quality of life for present and future generations.

With regard to **VALUES**:

Regional Collaboration: This is not a community partner but is a failed venture with a Tech Park that did not materialize as the investors envisioned, possibly due to their own greed.

Responsive: This project does not meet the needs of the citizens of Summit County and would negatively impact the citizens.

Preservation: This project does not preserve anything except the finances of the investors in this project. It destroys the land after "Skull Candy" built a very pleasing structure in meeting the original purpose of the zoning. It will adversely affect the water in Summit County with 3000 new residents. Further, it will deteriorate the air quality with an additional 4000 vehicles crowding the already congested area. The open space culture of the area will be adversely affected with the building density in the planned project.

Leadership: "Just say no!!" and you will achieve your goal as a council member and those of the citizens of Summit County.

TRANSPORTATION AND CONGESTION This is counterproductive to the goal of reducing congestion. The congestion getting off Route 80 is already unbearable in the morning, especially during the winter ski season and is equally frustrating on 224 during the afternoon rush hour. The fly over is just pie in the sky and may never happen. Three or four years ago the newly hired county traffic planner advised "no new asphalt". If the fly over did happen, we cannot imagine the adverse impact for those citizens that live along 224. Snyderville, citizens will think they are back in Long Island, New Jersey or California. This congestion will adversely affect both the ski resorts and businesses in Park City.

WORKFORCE HOUSING - Providing 330 lower priced work force is very admirable but for this developer it is like putting lipstick on a pig. What is the definition of lower priced housing? Is that housing that is truly affordable to the work force? Will the county have a say in the price of this work force housing? Much of the work force in Park City area is in hospitality, retail and ski resorts, which pay a minimum wage. Will these citizens truly be able to purchase a house in this proposed development.

This project does not contribute to **ENVIRONMENT STEWARDSHIP**! Rather, it will adversely affect our water, land and air quality for the present and the future.

REFINE COUNTY GENERAL PLANS AND DEVELOPMENT CODES To amend the original zoning for Tech Park is not, in any way, improving and connecting the region's physical, natural, and economic environments and communities.

In conclusion, I would urge you to vote against this zoning change and not permit the development of the Dakota Pacific Planned Community.

Respectfully,

Charles and Patricia Mollard

1200 Bear Hollow Drive

Park City, UT 84098

Chuck Mollard

chuckmollard@gmail.com

917-881-9022

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Jon Burke** <jonburke31@gmail.com>
Subject: Re: VOTE NO TO THE DAKOTA PACIFIC PLANNED COMMUNITY
Date: 26.10.2021 15:42:13 (+02:00)

Mr. Burke,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Jon Burke <jonburke31@gmail.com>
Date: Monday, October 25, 2021 at 3:57 PM
To: Chuck Mollard <chuckmollard@gmail.com>
Cc: Malena Stevens <mstevens@summitcounty.org>, Glenn Wright <gwright@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>, Douglas Clyde <dclayde@summitcounty.org>, Roger Armstrong <rarmstrong@summitcounty.org>
Subject: Re: VOTE NO TO THE DAKOTA PACIFIC PLANNED COMMUNITY

Please vote No! This is simple common sense. Too many new demands on very strained infrastructure (water, roads, essential services). Just look around...thank you.

Jon and Colleen Burke
3993 Village Round Drive PC UT

Jon Burke
5082434712
Sorry for spelling errors, no spellcheck
Sent from my iPad

On Oct 25, 2021, at 9:29 AM, Chuck Mollard <chuckmollard@gmail.com> wrote:

To Summit County Council:

I just read the following on the Summit County website:

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VISION - Summit County is a vital community that is renowned for its natural beauty, quality of life, and economic diversity, that supports a healthy, prosperous, and culturally diverse citizenry.

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REFINE COUNTY GENERAL PLANS AND DEVELOPMENT CODES - The County will review and refine the General Plans and Development Codes focusing on improving and connecting the region's physical, natural, and economic environments and communities.

I find this strategic plan well stated and if followed would serve the citizens of Summit County in a very favorable way. However, voting in favor of amending the zoning to permit the Dakota Pacific Planned Community would violate most of the points stated in the "Strategic Plan".

To start with the **Vision**: The Dakota Pacific Planned Community does not in any way enhance the stated vision. The Dakota Pacific Planned Community does just the opposite of the stated **Mission**: This project will provide poor and inefficient services that will seriously erode the quality of life for present and future generations.

With regard to **VALUES**:

Regional Collaboration: This is not a community partner but is a failed venture with a Tech Park that did not materialize as the investors envisioned, possibly due to their own greed.

Responsive: This project does not meet the needs of the citizens of Summit County and would negatively impact the citizens.

Preservation: This project does not preserve anything except the finances of the investors in this project. It destroys the land after "Skull Candy" built a very pleasing structure in meeting the original purpose of the zoning. It will adversely affect the water in Summit County with 3000 new residents. Further, it will deteriorate the air quality with an additional 4000 vehicles crowding the already congested area. The open space culture of the area will be adversely affected with the building density in the planned project.

Leadership: "Just say no!!" and you will achieve your goal as a council member and those of the citizens of Summit County.

TRANSPORTATION AND CONGESTION This is counterproductive to the goal of reducing congestion. The congestion getting off Route 80 is already unbearable in the morning, especially during the winter ski season and is equally frustrating on 224 during the afternoon rush hour. The fly over is just pie in the sky and may never happen. Three or four years ago the newly hired county traffic planner advised "no new asphalt". If the fly over did happen, we cannot imagine the adverse impact for those citizens that live along 224. Snyderville, citizens will think they are back in Long Island, New Jersey or California. This congestion will adversely affect both the ski resorts and businesses in Park City.

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Charles and Patricia Mollard

1200 Bear Hollow Drive

Park City, UT 84098

Chuck Mollard

chuckmollard@gmail.com

917-881-9022

From: **Malena Stevens** <mstevens@summitcounty.org>
To: **Chuck Mollard** <chuckmollard@gmail.com>
Subject: Re: VOTE NO TO THE DAKOTA PACIFIC PLANNED COMMUNITY
Date: 26.10.2021 16:02:51 (+02:00)

Mr. Mollard,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Chuck Mollard <chuckmollard@gmail.com>
Date: Monday, October 25, 2021 at 9:29 AM
To: Malena Stevens <mstevens@summitcounty.org>, Glenn Wright <gwright@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>, Douglas Clyde <dclayde@summitcounty.org>, Roger Armstrong <rarmstrong@summitcounty.org>
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Charles and Patricia Mollard
1200 Bear Hollow Drive
Park City, UT 84098

Chuck Mollard
chuckmollard@gmail.com
917-881-9022

From: **Jon Burke** <jonburke31@gmail.com>
To: **Chuck Mollard** <chuckmollard@gmail.com>
mstevens@summitcounty.org <mstevens@summitcounty.org>;
gwright@summitcounty.org <gwright@summitcounty.org>;
CC: **cfrobinson@summitcounty.org** <cfrobinson@summitcounty.org>;
dclyde@summitcounty.org <dcllyde@summitcounty.org>;
rarmstrong@summitcounty.org <rarmstrong@summitcounty.org>
Subject: Re: VOTE NO TO THE DAKOTA PACIFIC PLANNED COMMUNITY
Date: 25.10.2021 15:57:29 (+02:00)

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Jon and Colleen Burke
3993 Village Round Drive PC UT

Jon Burke
5082434712
Sorry for spelling errors, no spellcheck
Sent from my iPad

On Oct 25, 2021, at 9:29 AM, Chuck Mollard <chuckmollard@gmail.com> wrote:

To Summit County Council:

I just read the following on the Summit County website:

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VISION - Summit County is a vital community that is renowned for its natural beauty, quality of life, and economic diversity, that supports a healthy, prosperous, and culturally diverse citizenry.

MISSION - Provide excellent, ethical, efficient services that ensure quality of life for present and future generations.

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1200 Bear Hollow Drive

Park City, UT 84098

Chuck Mollard
chuckmollard@gmail.com
917-881-9022

From: **Jon Sprole** <jonsprole@gmail.com>
To: **Malena Stevens** <mstevens@summitcounty.org>
Subject: Re: VOTE NO TO THE DAKOTA PACIFIC PLANNED COMMUNITY
Date: 26.10.2021 10:52:54 (+02:00)

Would love to attend by zoom.

Sent from my iPad

On Oct 26, 2021, at 9:57 AM, Malena Stevens <mstevens@summitcounty.org> wrote:

Mr. Sprole,

Thank you for taking the time to contribute your input on this item. We will be discussing this item further on Wednesday, October 27th at 4:00pm if you would like to attend via Zoom or in person.

Best,

Malena

Malena Stevens
Summit County Council
801-989-4039

From: Jonathan Sprole <jonsprole@gmail.com>
Date: Monday, October 25, 2021 at 10:03 AM
To: Malena Stevens <mstevens@summitcounty.org>, Glenn Wright <gwright@summitcounty.org>, Chris Robinson <cfrobinson@summitcounty.org>, Douglas Clyde <dcllyde@summitcounty.org>, Roger Armstrong <rarmstrong@summitcounty.org>
Subject: VOTE NO TO THE DAKOTA PACIFIC PLANNED COMMUNITY

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From: **Marvin Kabatznick** <kabatzm@hotmail.com>
Chuck Mollard <chuckmollard@gmail.com>; **mstevens@summitcounty.org**
<mstevens@summitcounty.org>; **gwright@summitcounty.org**
To: <gwright@summitcounty.org>; **cfrobinson@summitcounty.org**
<cfrobinson@summitcounty.org>; **dclyde@summitcounty.org**
<dclyde@summitcounty.org>; **rarmstrong@summitcounty.org**
<rarmstrong@summitcounty.org>
Subject: Re: VOTE NO TO THE DAKOTA PACIFIC PLANNED COMMUNITY
Date: 27.10.2021 15:10:18 (+02:00)
To Summit County Council

I absolutely concur with what Chuck has stated here and could not have stated it any better.

If any of the Council members are engaged as a builder, architect, interior designer, etc, I would suggest you have a conflict of interest and that you should recuse yourself from any vote. In such case, your interests would not be aligned with the interests of the community. I apologize if I am simply stating the obvious.

I appreciate your consideration of my email

Marvin Kabatznick

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Sent: Monday, October 25, 2021 9:29 AM
To: mstevens@summitcounty.org <mstevens@summitcounty.org>; gwright@summitcounty.org <gwright@summitcounty.org>; cfrobinson@summitcounty.org <cfrobinson@summitcounty.org>; dclyde@summitcounty.org <dclyde@summitcounty.org>; rarmstrong@summitcounty.org <rarmstrong@summitcounty.org>
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1200 Bear Hollow Drive
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Chuck Mollard
chuckmollard@gmail.com
917-881-9022

From: **Amy Mills** <amills3912@yahoo.com>
To: **County Council** <countycouncil@summitcounty.org>
Subject: Reconsider Dakota Pacific development
Date: 26.10.2021 15:32:03 (+02:00)

Summit County Council,

If you have some flexibility as to whether to approve the Dakota Pacific development at Kimball Junction, I advise that you reconsider it. I'm really concerned about the traffic.

Amy Mills, Park City

From: **Rich Blunck** <rich@bluncks.net>
publiccomments@summitcounty.org <publiccomments@summitcounty.org>;
mstevens@summitcounty.org <mstevens@summitcounty.org>;
To: **rarmstrong@summitcounty.org** <rarmstrong@summitcounty.org>;
dclyde@summitcounty.org <dclyde@summitcounty.org>;
cfrobinson@summitcounty.org <cfrobinson@summitcounty.org>;
gwright@summitcounty.org <gwright@summitcounty.org>
Subject: Resident concerns regarding the Dakota Pacific planned community in Kimball Junction
Date: 24.10.2021 23:37:56 (+02:00)

Hello Summit County Council-

I am writing to express my concern about the Dakota Pacific project in Kimball Junction. There is a thoughtful decision criteria used by Jeff Bezos at Amazon, one way doors and two way doors. Hopefully, many of you are familiar with it.

This is a one way door decision and I know none of you take it lightly.

My simple request is that the traffic, school, infrastructure and environmental impacts for this type of project be fully considered and the remediation committed to and funded prior to this change being approved. I think it is a strategically poor decision to approve this change and hope that the impacts take care of themselves. It's really unfortunate when you see it happening in places like Lehi, Sandy and West Jordan. It will be tragic if you decide to allow it to happen here in Summit County.

As you know, the existing infrastructure is already under duress, especially in the Winter and Summer.

Finally, I'd encourage you to not fully give up on the existing plan for that area. I don't know that the space can be fully used for corporate campus locations, but it would be nice to retain some reasonable blend between corporate, retail and housing so businesses could have an opportunity to choose to grow here versus having to relocate when they reach a certain size.

Thank you for considering my input and for your service as County Council Members.

Best regards,

Richard Blunck
Kimball Junction

From: **Juliann Fritz** <fritz.brigham@gmail.com>
To: **countycouncil@summitcounty.org** <countycouncil@summitcounty.org>
Subject: Say No to Dakota Pacific Junction
Date: 26.10.2021 14:41:06 (+02:00)

Dear Summit County Council -

Please say no to the Dakota Pacific project at Kimball Junction. This is NOT the right project for the area and above all, it is the WRONG time for it.

We need to solve the problems at Kimball Junction before we add to them and I don't see that happening and definitely not with this project!

The number one problem is the traffic at Kimball Junction. Year-round, it is terrible! Adding 1100 more homes brings more cars, more school busses, more UPS/Amazon trucks, and more foot traffic which the junction is NOT equipped to handle. People can barely navigate on foot or in a car the Walmart or Ecker School roundabouts. And, the traffic getting off I-80 is not going to slow or reduce in the number of cars so this just adds to the nightmare.

How does this fit the County's Strategic Plan except to make more problems!

1) Transportation & Congestion - This project adds problems to this bucket like no other! Have you been to Kimball Junction? I'm not sure you have if you think this project is a good idea.

2) Workforce Housing - Yes, it adds some or really just stuff some in there which there are many issues around these units in regards to workforce housing too. And, it adds more traffic so just fuels the problem in bucket #1 above

3) Environmental Stewardship - Oh, yes, a couple of pocket parks should cover it - not! More waste, more traffic, pollution, and overall more destruction for wildlife...I just don't see how this project contributes anything to stewardship. Let's work on animal fencing all along I-80 and studying the habits and migration patterns we see regularly.

4) Refine County Plans and Development Codes - There has to be something that protects the community from such building! That's you, my dear county officials!

5) Mental Health - Have you seen the road rage at Kimball Junction? The fender benders? The speeding? This project does nothing for the community or our visitor's mental health

We cannot add more housing/autos/pedestrians to an area that already is VERY challenged. Let's solve the problems at Kimball Junction first as it is an artery to all of Park City. We screw up the entrance and we screw up the entire area.

Please say no to this project!

Let's invest our energy in solutions for the problems we already have at Kimball Junction.

I appreciate your time and commitment to our county. I do hope you will consider my plea and many others and say no to this project.

Thank you,
~juliann fritz

20 year Kimball Junction resident
1047 Station Loop Road
Park City, Utah

From: **Sherrri Connery** <sherriconnery@yahoo.com>
To: **County Council** <CountyCouncil@summitcounty.org>
Subject: say NO to Tech Center rezone
Date: 03.11.2021 14:43:07 (+01:00)

This guest editorial is spot on. Why, why why? This project makes no sense. We, the citizens of the Snyderville Basin, will be stuck with this project forever if you approve the change in zoning. You cannot solve traffic problems, water shortages, crowds, pollution by adding more homes. Snyderville Basin residents did not want a Tech Center, we wanted open space. Now that we have a Tech Center, we do not want anything beyond that. You have a chance to make a difference here by voting no and I hope you will listen to your constituents - vote NO - Snyderville Basin does not want this.

[Guest opinion: There's no going back if proposal for Tech Center is approved](#)



Guest opinion: There's no going back if proposal for Tech Center is appr...

Gary PeacockSnyderville Basin

"We all want to maintain the character of our small mountain town and the tipping point is either here already o...

From: **Sherry Connery** <sherry@connerycpa.com>
To: **County Council** <CountyCouncil@summitcounty.org>
Subject: Say NO to the Tech Center zoning change
Date: 29.10.2021 18:38:48 (+02:00)

Dear Summit County Council,

Please vote NO to change the zoning to the Tech Center project. Please listen to the planning commission and the residents of the county. As a 25 year resident of the Snyderville Basin, I have watched the erosion of our quality of life especially in the last 5-8 years. Yes, Park City is still an amazing place to live but the path we are on is not sustainable. It up to us to be stewards of this beautiful place and be responsible in our decision making.

We are on a dangerous path when we rely on developers to “solve” our traffic problems. Surely, we can get more creative in our traffic solution than relying on the “hope” strategy and the promises of a company that stands to profit handsomely from a change in zoning. Is that the message that we want to send – money talks and zoning changes can be bought in Summit County? The addition of over one thousand homes to Kimball Junction is not what Park City needs – where do we get more water, what is the impact to our schools, how many car trips does that add, how many more traffic lights will we need? Do we want to look like every other bedroom community in the country? Our infrastructure is already challenged with the relocation of many second home owners to full time residents – have you been to the grocery store or the bank or the post office or a restaurant in what is supposed to be the shoulder season?

Our county and the surrounding areas are already burdened with legacy zoning and we have a chance here to say enough is enough. Let’s not sell our souls for the almighty dollar and let’s be smart and creative and find a solution that does not further burden and damage this beautiful community. We missed our first opportunity to make this open space when the land was originally purchased by the Boyer Group. Let’s not make things even worse by adding over a thousand homes with a rezone. This is not what Summit County residents want.

Thank you for your consideration and please vote NO!

Sincerely,

Sherry Connery

25 year resident of the Snyderville Basin



Virus-free. www.avg.com

From: **Cindy Phelan** <cbible@hotmail.com>
mstevens@summitcounty.org <mstevens@summitcounty.org>;
armstrong@summitcounty.org <armstrong@summitcounty.org>;
To: **dclyde@summitcounty.org** <dclyde@summitcounty.org>;
cfrobinson@summitcounty.org <cfrobinson@summitcounty.org>;
gwright@summitcounty.org <gwright@summitcounty.org>
CC: **Magic Mike** <mike.phe@gmail.com>
Subject: SAY NO: Dakota Pacific Project
Date: 26.10.2021 09:54:36 (+02:00)

Dear Councilmen and Councilwomen representing Summit County:

I respectfully ask that you vote NO on the development proposal from Dakota Pacific.

This project is not meeting the needs of affordable housing. The 336 additional rental units invites about 1,000 people to re-locate while only 55 units are 30% - 50% AMI. That doesn't address affordable rental needs for seasonal workers, critical frontline workers, or aging population.

Also, snow is hard to rely on to grow the economy. Climate change has already affected the snow and water levels. We need to diversify away from the winter activities for economic growth.

The original development agreement was based on increasing Technology companies in the area, not additional housing units. This parcel has continually been proposed for excessive residential/commercial development since 1986. It is not good for our community.

You as our city council do NOT need to approve this project. You can say "no." The land would remain vacant as a potential economic engine for developing high-tech/high salary industry. Please don't agree to this project which will only exacerbate the problems we already have: more people, unaffordable housing, lack of cohesive community and more traffic.

Thank you
Cindy and Mike Phelan
3193 HOMESTEAD RD
Park City 84098

From: **Joshua Stern** <jstern17@gmail.com>
To: **publiccomments@summitcounty.org** <publiccomments@summitcounty.org>
Subject: Silver Springs--concerns about kimball
Date: 27.10.2021 09:07:54 (+02:00)

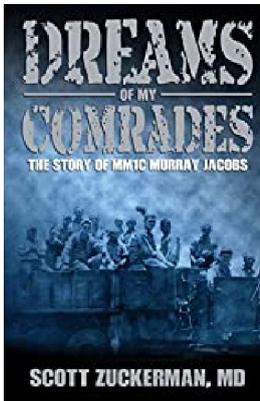
We live in silver springs, near the parleys school. We have major concerns over the development of the tech center. Has the county done an analysis of empty space that could be used for tech now? I see tons of space for rent signs throughout? If the plans are considered vital, why not use the space in the outlet mall, which is used less by residents and more by visitors and is not doing well anyhow. Use existing space rather than eat up more open space. I am all for affordable housing, but the kimball junction area is already a jumbled mess with so much wasted space for parking. If it were redeveloped as a walking mall that could change everything, but alas too late for that. Do we really have space for 1000 new homes? and in kimball where the traffic is already stifling. I think this plan needs to be redesigned and presented to the community with more open dialogue. Are county meetings even virtual anymore? If we want new development, I suggest it replace bad development, like the outlet mall. Why add a supermarket there, when the entire outlet mall area needs to be redeveloped and could add affordable housing and some tech, but lets not assume all space will be filled as the vacancy rate already for commercial space is not full. USE BADLY USED SPACE, IE THE OUTLET MALL FOR THIS PLAN, AND LEAVE OPEN SPACE ALONE, MAKE THAT DEAL WITH DAKOTA, TRADE OPEN SPACE FOR THE MALL SPACE
JOSH

From: **Scott Zuckerman** <scottzuck@gmail.com>
mstevens@summitcounty.org <mstevens@summitcounty.org>;
rarmstrong@summitcounty.org <rarmstrong@summitcounty.org>;
To: **dclyde@summitcounty.org** <dclde@summitcounty.org>;
cfrobinson@summitcounty.org <cfrobinson@summitcounty.org>;
gwright@summitcounty.org <gwright@summitcounty.org>
Subject: Stop the development!
Date: 25.10.2021 09:23:34 (+02:00)

Please act rationally, and with the best interests of the community in mind. Stop the never-ending development that has already created a traffic nightmare in our community. There are too many homes, not enough schools, not enough water, and certainly not enough infrastructure to support more dramatic growth in population.

VOTE NO ON DAKOTA PACIFIC.
PLEASE!!

SCOTT ZUCKERMAN, MD
435-901-0057



<https://www.amazon.com/Dreams-My-Comrades-Murray-Jacobs/dp/1620067455>

From: **Kim Quapp** <quapp.kim@gmail.com>
mstevens@summitcounty.org <mstevens@summitcounty.org>;
rarmstrong@summitcounty.org <rarmstrong@summitcounty.org>;
To: **dcylde@summitcounty.org** <dcylde@summitcounty.org>;
cfrobinson@summitcounty.org <cfrobinson@summitcounty.org>;
gwright@summitcounty.org <gwright@summitcounty.org>
Subject: Strongly Oppose the Dakota Pacific Planned community
Date: 25.10.2021 09:31:25 (+02:00)

Dear Council Members,

I strongly oppose the Dakota Pacific Planned Community. This project is not consistent with the approved land use for this 50 acre property. You have the opportunity to deny this request. Please deny this request.

Our community has seen a serious amount of congestion over the years. Adding a project like this right now is going to make things exponentially worse. Please be considerate of the residents that currently live here and work here. Commuting to and from work and activities is already becoming more challenging with the increased traffic in Kimball Junction. Everyday feels like ski season even during mud season now. Adding more residences, more retail, more people, and more vehicles is not the answer.

According to these plans, there's a proposed flyover. Is this project even funded? This would take 7 years! it is not funded, it is not on any 9 year planned construction planned projects list with UDOT. We need to work on traffic mitigation right now, not add more congestion. This project does not benefit current residents in anyway. Community members (property tax payers, voters, and those that need to function here) strongly disapprove of this development. Please hear their voices and act in support.

Sincerely,
Kim Quapp

From: **Keri Schoenenberger** <keri@spidertransport.com>
To: **countycouncil@summitcounty.org** <countycouncil@summitcounty.org>
Subject: Tech Center Development
Date: 26.10.2021 15:54:07 (+02:00)

County Council,

?

I wanted to express my disapproval of the proposed development at Kimball Junction.? There is already horrendous traffic in the area and if something called a flyover is being proposed in PC, we are not on the right track.?

?

Please respect all master plan zoning that is in place and the recommendations of the planning commission.? No one will ever be convinced that HDH in already overcrowded and over trafficked areas is a benefit to the community.? Let the developers develop where the master plan has allocated HDH.? It seems like the only way to curb the explosive growth we are experiencing.

?

Respectfully,

?

Keri Schoenenberger

Trailside Drive

?

Keri Schoenenberger

Damage Claims / HR

HR

801-746-5380

www.spidertransport.com


spider transport, inc.

?

?

From: **Brian Zilvitis** <bzilvitis@gmail.com>
To: **publiccomments@summitcounty.org** <publiccomments@summitcounty.org>
Subject: Tech Center is not entitled to a zoning variance
Date: 27.10.2021 13:17:31 (+02:00)

I'm writing to express my opposition to changing the current zoning at the tech center.

It's particularly troublesome to see the proposed density in an area that is already a traffic issue.

Please require a more reasonable proposal before considering a zoning change.

Sincerely,
Brian Zilvitis
Silver Springs Resident

--
Brian P. Zilvitis

From: **Brook Connery** <bconnery7@yahoo.com>
To: **County Council** <CountyCouncil@summitcounty.org>
Subject: tech center project
Date: 29.10.2021 14:51:55 (+02:00)

Please listen to the Planning Commission and the will of the people and leave the Tech Center as is. **Really, it is the perfect slow growth development.** To approve the Dakota development, and ***hope*** that UDOT can mitigate the ensuing traffic disaster, is just wishful thinking. In the meantime, the developer will be long gone, having left with their profits, and as a community we will be left scratching our heads wondering what just happened. We can't "develop" our way out of the ensuing traffic and congestion.
Respectfully, Brook Connery

From: **Sarah Jenson** <sejstar7@yahoo.com>
To: **publiccomments@summitcounty.org** <publiccomments@summitcounty.org>
Subject: Tech Center
Date: 27.10.2021 16:24:26 (+02:00)

I do not approve of the tech center.

Kindly,

Sarah Jenson

From: **Brook Connery** <bconnery7@yahoo.com>
To: **County Council** <CountyCouncil@summitcounty.org>
Subject: tech park
Date: 03.11.2021 14:23:51 (+01:00)

Please listen to the people and the Planning Commission and do NOT allow this change in zoning to go forward. Traffic, already unbearable, will be utter gridlock. We cannot develop our way out of the traffic mess we are in. If you permit this change in zoning, the developer will be long gone, massive profits in hand, and the community will be left holding the traffic bag. LISTEN TO THE PEOPLE.

[Guest opinion: There's no going back if proposal for Tech Center is approved](#)



Guest opinion: There's no going back if proposal for Tech Center is appr...

Gary PeacockSnyderville Basin

"We all want to maintain the character of our small mountain town and the tipping point is either here already o...

From: **Brian Delany** <bdelany@yahoo.com>
To: **publiccomments@summitcounty.org** <publiccomments@summitcounty.org>
Subject: The Dakota Pacific development project in the Tech Center Zone
Date: 27.10.2021 22:42:51 (+02:00)

Hi there, Development needs to slow down. The town is too crowded as is.... Please stop The Dakota Pacific development project in the Tech Center Zone. Regards Brian Delany 1531 willow loop, park city

From: **Alan Reighard** <areighard6166@gmail.com>
To: **publiccomments@summitcounty.org** <publiccomments@summitcounty.org>
CC: **rarmstrong@summitcounty.org** <rarmstrong@summitcounty.org>
Subject: The Dakota Pacific Project is NOT ready to move forward
Date: 25.10.2021 20:26:39 (+02:00)

Dear Council members,

I have been a resident of Park City (Jeremy Ranch) since the early 1990's and have served and consulted with many of our community organizations to help make our community a better place to live. I believe that at this time the Dakota Pacific development, or any major development at that location, will be the biggest self-inflicted disaster our community has seen in the 30 years I have lived here, and will certainly make living here worse, not better. I do not say this lightly.

A solution to the poorly designed Kimball Junction entrance has not been found, approved, or implemented, so obviously the worst thing we could possibly do is to add significantly more development, people, and cars at this pinch point.

This development will impact the entire community, not just those within the city limits.

Not only will traffic at the Junction get worse, but it will naturally push more people to the 248 entrance (which incredibly is still a two lane road) making traffic to the schools and town worse. And, in an effort to avoid the increased congestion at the Junction, more people will exit at the Pinebrook/Jeremy Ranch roundabouts, putting more cars on our confusing circular race track and sending more traffic into our neighborhoods - and particularly onto Kilby (aka "kill me") road. These two-lane roads and neighborhoods with schools are not designed to handle additional traffic.

I am not anti-growth at all. Growth is healthy and expected, but we need to be smart about how we grow. I urge you all to hold off approving ANY development at the tech center property until we have not only a plan to fix the Junction, but have successfully implemented that plan and are ready to handle more traffic.

Your decision on this project will impact our community forever. Please do not approve it.

Best,
Alan Reighard

From: **Eileen Moeller** <eileenmoeller@comcast.net>
To: **countycouncil@summitcounty.org** <countycouncil@summitcounty.org>
Subject: The Dakota Pacific Project
Date: 24.10.2021 20:15:19 (+02:00)

Dear County Council Members,

I am writing to you to express my concerns regarding the proposed Dakota Pacific Project at Kimball Junction. I strongly oppose amending the formerly approved land use for this development. In my opinion, any benefits provided are greatly outweighed by the negative impacts.

My major concerns are:

1. Traffic- with only 2 ways in and out of town this is an ongoing problem that needs to be resolved. I have heard talk of a flyover but have not seen that this is planned, approved or funded with any type of timeline. And, I don't know if this will solve the problem since many people are usually heading to the businesses at Kimball Junction when they exit I-80 on their way into town.
2. Water- what impact will this development have on our water supply.
3. Schools- the district is trying to pass a bond because the schools are reaching capacity. Are they capable of absorbing the additional students this large development would likely house.
4. Affordable housing- I do not believe developers should be in the business of building affordable housing. It seems to pave the way for them to get approval and I wonder if it is being abused. I am not against affordable housing but would like to see it built through other means. And, the more we develop every bit of open land the more affordable housing we will need and it is a vicious cycle with no end.

It seems a reasonable step would be to stick to the original land use approval or a much less dense project for the area. I think it is foolish to assume the people living there will be walking everywhere and not be driving cars and adding to the congestion.

I have lived in Park City for 34 years and I hope we can find a way to grow at a responsible pace so we don't destroy the beauty of our home.

Sincerely,

Eileen Moeller

From: **Angie Schmae** <aschmae@gmail.com>
mstevens@summitcounty.org <mstevens@summitcounty.org>;
rarmstrong@summitcounty.org <rarmstrong@summitcounty.org>;
To: **dclyde@summitcounty.org** <dclyde@summitcounty.org>;
cfrobinson@summitcounty.org <cfrobinson@summitcounty.org>;
gwright@summitcounty.org <gwright@summitcounty.org>
Subject: Vote NO - Dakota Pacific Project
Date: 24.10.2021 18:01:29 (+02:00)

I am against the Dakota Pacific Project. Please vote NO!

1. This is not a work force driven project, it's a major neighborhood. Only 330 work force units out of 1100 and most of the 2M sq ft includes hotels and supermarkets that far outweighs the work force units.
2. This project will create major traffic problems throughout Kimball Junction. Adding 3000 residents and 4000 vehicles is too much for an already overloaded area.
3. The traffic mitigation plan is not aligned with the development phase dates. The flyover will cost at least \$130M and will take 7 years if it gets approved and built on schedule which never happens when the government is controlling the project
4. Workforce housing will not be affordable for the bottom earning workers and we don't have any estimates yet because we don't have updated AMI numbers yet.
5. Where is the water going to come from for this and other development projects? We are in a drought and we will have to supply water to more than 3000 new residents?
6. The new load of residents in the Kimball junction will crush the local infrastructure and the only solution to that is to build more? Insanity.
7. It's not the County Councils responsibility to provide workforce housing for the businesses in Park City. The businesses should provide more compensation and build housing in Kamas or rural areas of Summit County. The commute is not the real issue, it's the pay the businesses pay workers. If they can't afford it then they should be in some other business. Also provide bus transportation for commutes paid for by the businesses.
8. The motive for the Country Council to approve this is unknown, they have not demonstrated any benefit to the residents of the greater Park City area. They may be influenced by powerful forces outside Park City in Salt Lake or the state of Utah.
9. What will this do to the school populations?

Thank you,
Angie Schmae

From: **Brandon Montenegro** <brandonmichael.am@gmail.com>
mstevens@summitcounty.org <mstevens@summitcounty.org>;
rarmstrong@summitcounty.org <rarmstrong@summitcounty.org>;
To: **dclyde@summitcounty.org** <dclyde@summitcounty.org>;
cfrobinson@summitcounty.org <cfrobinson@summitcounty.org>;
gwright@summitcounty.org <gwright@summitcounty.org>
Subject: Vote NO on Dakota Pacific Planned Community in Kimball Junction
Date: 26.10.2021 12:39:34 (+02:00)

Dear County Council Members,

I am a 30 year resident of Summit County writing to encourage you to vote against the change in land use application for the Dakota Pacific Planned Community in Kimball Junction.

All intersections in Kimball Junction are at failure and no additional development or changes to existing development rights should be approved until, at minimum, traffic problems are addressed.

The fact that the council is seriously considering this application at all is shameful. It will exacerbate every major problem the greater Park City Area has without major benefit to anyone but the developers.

You can and should just say no.

Best regards,
Brandon Montenegro

From: **Brandon Montenegro** <brandonmichael.am@gmail.com>
mstevens@summitcounty.org <mstevens@summitcounty.org>;
rarmstrong@summitcounty.org <rarmstrong@summitcounty.org>;
To: **dclyde@summitcounty.org** <dclyde@summitcounty.org>;
cfrobinson@summitcounty.org <cfrobinson@summitcounty.org>;
gwright@summitcounty.org <gwright@summitcounty.org>
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You can and should just say no.

Best regards,
Brandon Montenegro

From: **Carol Breslauer** <cbreslau@icloud.com>
mstevens@summitcounty.org <mstevens@summitcounty.org>;
rarmstrong@summitcounty.org <rarmstrong@summitcounty.org>;
To: **dclyde@summitcounty.org** <dclyde@summitcounty.org>;
cfrobinson@summitcounty.org <cfrobinson@summitcounty.org>;
gwright@summitcounty.org <gwright@summitcounty.org>
Subject: Vote NO on Dakota Pacific Project
Date: 26.10.2021 09:19:59 (+02:00)

I am a longtime resident of Summit County and I'm asking you to vote NO on this project.

Affordable housing is important but it should be better thought through. The incredible burden this number of units would have on our already limited water supply and the ever worsening traffic at Kimball Junction is reason enough to not approve this. Then you add the likelihood that these units will be bought/sold as investments bypassing the "affordable housing" moniker which is exactly what has already happened in Summit County.

Please vote NO.

Carol Breslauer
Cedar Ridge (Pinebrook)

Sent from my iPhone

From: **David Breslauer** <davidbreslauer1@mac.com>
mstevens@summitcounty.org <mstevens@summitcounty.org>;
rarmstrong@summitcounty.org <rarmstrong@summitcounty.org>;
To: **dclyde@summitcounty.org** <dclyde@summitcounty.org>;
cfrobinson@summitcounty.org <cfrobinson@summitcounty.org>;
gwright@summitcounty.org <gwright@summitcounty.org>
Subject: Vote NO on Dakota Pacific
Date: 25.10.2021 15:45:00 (+02:00)

This major neighborhood project does not solve affordable workforce housing. It may exacerbate the existing problem. What is to prevent these homes from becoming just another nightly rental business, something other Summit County neighborhoods are wrestling with?

Why not mitigate first? If the goal is to develop this, then put in place the infrastructure required such as roads and schools. They should be in place just like water, sewer and electric are required before proceeding. Speaking of water, where will water come from? We already are in a drought. I don't know of any way, no matter how much money is thrown at it, to create more water.

I see no benefit to Summit County Residents.

Vote no on the Dakota Pacific project.

Sincerely,

david breslauer

Cedar Ridge

From: **Joe Cronley** <joeinpc@gmail.com>
To: **countycouncil@summitcounty.org** <countycouncil@summitcounty.org>
Subject: Vote NO on Dakota Pacific
Date: 26.10.2021 07:16:34 (+02:00)

Hello County Councilors,

I would like to give you input as you consider a decision on the Dakota Pacific project. I do not believe adding an additional 1100 residential units to Kimball Junction is not a solution to our current and future traffic regardless of the trade-offs and regardless of the other "community benefits" promised by the developer.

Thank you for your consideration.

Joe Cronley
Full time primary resident of Summit County since 1999

From: **Chuck Mollard** <chuckmollard@gmail.com>
mstevens@summitcounty.org <mstevens@summitcounty.org>;
gwright@summitcounty.org <gwright@summitcounty.org>;
To: **cfrobinson@summitcounty.org** <cfrobinson@summitcounty.org>;
dclyde@summitcounty.org <dclyde@summitcounty.org>;
rarmstrong@summitcounty.org <rarmstrong@summitcounty.org>
Subject: VOTE NO TO THE DAKOTA PACIFIC PLANNED COMMUNITY
Date: 25.10.2021 09:29:38 (+02:00)

To Summit County Council:

I just read the following on the Summit County website:

STRATEGIC PLAN

VISION - Summit County is a vital community that is renowned for its natural beauty, quality of life, and economic diversity, that supports a healthy, prosperous, and culturally diverse citizenry.

MISSION - Provide excellent, ethical, efficient services that ensure quality of life for present and future generations.

VALUES

Regional Collaboration: Work with our federal, state, municipal and community partners.

Responsive: Take action in a timely manner, meeting the needs our citizens.

Preservation: Preserve our land, water, air and culture.

Leadership: Motivate others to collaboratively achieve goals.

TRANSPORTATION AND CONGESTION - The County will plan for and make improvements to our transportation system to reduce traffic congestion.

WORKFORCE HOUSING - The County will facilitate efforts to significantly decrease the deficit in workforce/affordable housing in order to have more community members who work and live in our County.

ENVIRONMENTAL STEWARDSHIP - Through environmental stewardship and leadership, the County will implement plans and policies to secure, preserve and protect our water, land and air quality for the present and future. This is done through a collaborative effort between our sustainability, transportation, engineering and environmental Health departments.

REFINE COUNTY GENERAL PLANS AND DEVELOPMENT CODES - The County will review and refine the General Plans and Development Codes focusing on improving and connecting the region's physical, natural, and economic environments and communities.

I find this strategic plan well stated and if followed would serve the citizens of Summit County in a very favorable way. However, voting in favor of amending the zoning to permit the Dakota Pacific Planned Community would violate most of the points stated in the "Strategic Plan".

To start with the **Vision:** The Dakota Pacific Planned Community does not in any way enhance the stated vision. The Dakota Pacific Planned Community does just the opposite of the stated **Mission:** This project will provide poor and inefficient services that will seriously erode the quality of life for present and future generations.

With regard to **VALUES:**

Regional Collaboration: This is not a community partner but is a failed venture with a Tech Park that did not materialize as the investors envisioned, possibly due to their own greed.

Responsive: This project does not meet the needs of the citizens of Summit County and would negatively impact the citizens.

Preservation: This project does not preserve anything except the finances of the investors in this project. It destroys the land after "Skull Candy" built a very pleasing structure in meeting the original

purpose of the zoning. It will adversely affect the water in Summit County with 3000 new residents. Further, it will deteriorate the air quality with an additional 4000 vehicles crowding the already congested area. The open space culture of the area will be adversely affected with the building density in the planned project.

Leadership: "Just say no!!" and you will achieve your goal as a council member and those of the citizens of Summit County.

TRANSPORTATION AND CONGESTION This is counterproductive to the goal of reducing congestion. The congestion getting off Route 80 is already unbearable in the morning, especially during the winter ski season and is equally frustrating on 224 during the afternoon rush hour. The fly over is just pie in the sky and may never happen. Three or four years ago the newly hired county traffic planner advised "no new asphalt". If the fly over did happen, we cannot imagine the adverse impact for those citizens that live along 224. Snyderville, citizens will think they are back in Long Island , New Jersey or California. This congestion will adversely affect both the ski resorts and businesses in Park City.

WORKFORCE HOUSING - Providing 330 lower priced work force is very admirable but for this developer it is like putting lipstick on a pig. What is the definition of lower priced housing? Is that housing that is truly affordable to the work force? Will the county have a say in the price of this work force housing? Much of the work force in Park City area is in hospitality, retail and ski resorts, which pay a minimum wage. Will these citizens truly be able to purchase a house in this proposed development.

This project does not contribute to **ENVIRONMENT STEWARDSHIP!** Rather, it will adversely affect our water, land and air quality for the present and the future.

REFINE COUNTY GENERAL PLANS AND DEVELOPMENT CODES To amend the original zoning for Tech Park is not, in any way, improving and connecting the region's physical, natural, and economic environments and communities.

In conclusion, I would urge you to vote against this zoning change and not permit the development of the Dakota Pacific Planned Community.

Respectfully,

Charles and Patricia Mollard

1200 Bear Hollow Drive

Park City, UT 84098

Chuck Mollard
chuckmollard@gmail.com
917-881-9022

From: **Jonathan Sprole** <jonsprole@gmail.com>
mstevens@summitcounty.org <mstevens@summitcounty.org>;
gwright@summitcounty.org <gwright@summitcounty.org>;
To: **cfrobinson@summitcounty.org** <cfrobinson@summitcounty.org>;
dclyde@summitcounty.org <dclyde@summitcounty.org>;
rarmstrong@summitcounty.org <rarmstrong@summitcounty.org>
Subject: VOTE NO TO THE DAKOTA PACIFIC PLANNED COMMUNITY
Date: 25.10.2021 12:03:08 (+02:00)

To Summit County Council:

Below I have reprinted my friend ,Chuck Mollard's, email to you. My wife and I are in 100% agreement with every point he makes. Should you vote in favor of this ,we will be forced to vote against the Bond issue.

Jonathan and Andrea Sprole
7220 Ridge Way
Park City ,UT 84098

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WORKFORCE HOUSING - Providing 330 lower priced work force is very admirable but for this developer it is like putting lipstick on a pig. What is the definition of lower priced housing? Is that housing that is truly affordable to the work force? Will the county have a say in the price of this work force housing? Much of the work force in Park City area is in hospitality, retail and ski resorts, which pay a minimum wage. Will these citizens truly be able to purchase a house in this proposed development.

This project does not contribute to **ENVIRONMENT STEWARDSHIP!** Rather, it will adversely affect our water, land and air quality for the present and the future.

REFINE COUNTY GENERAL PLANS AND DEVELOPMENT CODES To amend the original zoning for Tech Park is not, in any way, improving and connecting the region's physical, natural, and economic environments and communities.

In conclusion, I would urge you to vote against this zoning change and not permit the development of the Dakota Pacific Planned Community.

Respectfully,
Charles and Patricia Mollard
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