

From: **Clare Jackson** <cjackson@steinlodge.com>  
To: **County Council** <CountyCouncil@summitcounty.org>  
Subject:  
Date: 11.11.2021 20:59:35 (+01:00)

Please do not allow this project.



**Clare Jackson** | Associate Broker  
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From: **Lou Swaringen** <windowlou@gmail.com>  
To: **County Council** <CountyCouncil@summitcounty.org>  
Subject:  
Date: 11.11.2021 15:21:43 (+01:00)

As a resident who first moved here when Kimball Junction was the Conoco & McDonald's on the west, and Chevron and K-Mart on the east....common sense and traffic concerns should be the only issue consider for the time being.

The property will developed. But the roads & community just can't function with the increased burden.

One of the developers arguments is that by building it, it forces UDOT to make Kimball Jct. a priority to fix the already catastrophic traffic issue.

Sometimes putting the cart before the horse might work.

I just don't want to bet my communities financial, environmental , lifestyle and we'll being on a bet that the horse will be willing or having the intelligence to follow the cart.

As a 30 year local living in Jeremy Ranch, I am embarrassed to admit I frequently go to Salt Lake to purchase items I could e buy from friends or neighbors in Park City, but can make a trip to and from East Salt Lake faster...and for a better price than navigating 224 and the traffic to town takes.

That makes me sad. UDOT is not Park City's friend. They even built a wall on I-80 to keep people out!!

Making money is the beauty of capitalism. But Park City has already and continues to pay it's dues as a community to developers trying to get their piece of the pie NOW!!

Let them work with UDOT to find solutions to mitigate the impact of their profits.

I just don't feel good leaving it all up to a horse.

I hope County Council are not the ones riding that horse.

From: **Ryan McTish** <rmctish@gmail.com>  
To: **County Council** <CountyCouncil@summitcounty.org>  
Subject: Are you listening  
Date: 13.11.2021 21:41:51 (+01:00)

Dear county council,

If you listen quietly you can hear the roar of disgust from summit county residents over your continued consideration of the Dakota Pacific Development. Are you guys even making an effort to listen to the community you serve? I have never seen such an un-popular agenda item. The fact that you have to delay the public comment meeting in order to find a location large enough to hold it should speak volumes to the significant opposition to this development from you own neighbors. Please do not approve this development. Stand up for Summit County. Please don't allow yourself to be a puppet for a powerful developer.

Ryan McTish

--

Ryan McTish

From: **richard eichner** <rickeichner@hotmail.com>  
To: **County Council** <CountyCouncil@summitcounty.org>;  
**mjeich15@hotmail.com** <mjeich15@hotmail.com>; **lynne**  
<rutans@comcast.net>; **john barber** <marjohnbarber@aol.com>  
Subject: Dakota Pacific (DP) and PRI Property  
Date: 16.11.2021 00:01:11 (+01:00)

About 8 months ago, there was a debate about the best transportation option to alleviate the congestion at Kimball Junction. The option that was most strongly opposed was a new road through the Hi Ute ranch , into the PRI property abutting Olympic Park , then joining 224. At that time, I questioned how a road could go across both the PRI property, and Hi Ute property both of which I believed were purchased using Open Space bond money. While the High Ute property is covered by a conservation easement , precluding a road, the status of the PRI property was very murky. Doug Clyde told me in February that the PRI status , relative to road development and Dakota Pacific , would become clear during the debate on the development plans. **By copy to Doug Clyde, what is the status of the PRI property ?** If DP is approved, and UDOT turns down a flyover at Kimball Junction, will the County propose a new road through the PRI property ( in effect destroying the apartment buildings next to the Outlet Mall ) ? *An approval of the DP project is increasingly looking like a bailout of Dakota Pacific.* The land in question was acquired by the County years ago to ensure reduced density at Kimball Junction ( either through an office park or open space). The logic Glen Wright used in his Park Record editorial is beyond nonsensical- intentionally create traffic gridlock and then expect a Republican controlled UDOT to bail you out. We urge the Council to reject the DP development. DP acquired this property knowing they would need to have it rezoned. They took a financial risk and the taxpayers of Summit County should not bail them out.

From: **Tanya Swenson** <tanya2680@icloud.com>  
To: **County Council** <CountyCouncil@summitcounty.org>  
Subject: Dakota Pacific development  
Date: 11.11.2021 15:04:25 (+01:00)

Dear Council Members,

Please vote against this development! After 38+ years of watching our community get paved and developed, its way passed time to stop. The list is endless, we CANNOT support it. Too many people, cars, water use, building on open space. It's just too much. Our wonderful world as we know is gone. Please save what we have left!!!!

Tanya and Jordon Swenson

Sent from my iPad

From: **Christopher West** <cw@ctest.me>  
To: **County Council** <CountyCouncil@summitcounty.org>; **Roger Armstrong** <rarmstrong@summitcounty.org>; **Public Comments** <publiccomments@summitcounty.org>  
CC: **Margaret Olson** <molson@summitcounty.org>; **Dave Thomas** <dthomas@summitcounty.org>; **aclyde@summitcounty.org** <aclyde@summitcounty.org>; **Glenn Wright** <gwright@summitcounty.org>  
Subject: Dakota Pacific Development  
Date: 11.11.2021 04:49:30 (+01:00)

Dear City Council Members, I am writing to express my opposition to this proposed development. I live off Highway 224 in the Ranch Place neighborhood and have lived in Park City for 23 years. It is pure insanity to even consider allowing this project to be built in Park City. It belongs in Salt Lake City. I currently can't get onto 224 highway now let alone adding another couple thousand people. The proposed development requires a change to the land use plan and should be denied without even thinking twice. I would like to hear one positive outcome for Park City allowing this development. Jobs? We don't need more. Hotels? We don't need more. If this is built I will move and I am sure many others will as well. We are without water and infrastructure to handle this no matter how you or the developer spins it.

Summit County Council didn't let Vail's unapproved plan proceed and this should not go through either. **As a prior resident has put it:** 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! Please vote NO and save what little we have left of this town.

***GBU Capital LLC***  
***Christopher M. West***  
***801-647-1888***

From: **hpkmpr** <hpkmpr@gmail.com>  
To: **County Council** <CountyCouncil@summitcounty.org>  
Subject: Dakota Pacific Development  
Date: 13.11.2021 17:24:00 (+01:00)

This is a terrible proposal. In an area that already has unresolved traffic issues, adding this amount of building volume will just clog the entry way even further. Park City is essentially an island enclosed by 3 major road corridors. Why doesn't the council focus on fixing the traffic (and ski parking) issues first.

Rick Jenkins  
Park City, UT  
--  
Rick

From: **scott johnson** <sjsjohn2@gmail.com>  
To: **County Council** <CountyCouncil@summitcounty.org>  
Subject: Dakota pacific development  
Date: 11.11.2021 12:39:35 (+01:00)

As a resident of snyderville basin I strongly oppose the Dakota pacific development proposed for the tech center land. I have read the proposal and listened to the developer presentation. I have the same concerns which have been discussed in the past including water, Traffic, congestion. The scale of the development is too large and does not address the core premise to change the development agreement for this land "affordable housing". The county council should vote no on this current proposal and ask the developer to return with a proposal which would be more appropriate for this property. The development agreement for this land was well thought out and agreed upon over a decade ago. The Dakota pacific project in its current form does not adequately address the needs of the community to justify a change in the existing development agreement.

Scott johnson

From: **Kim Stebbins** <kimberlymstebbins@gmail.com>  
To: **County Council** <CountyCouncil@summitcounty.org>  
Subject: Dakota Pacific Development  
Date: 10.11.2021 22:25:25 (+01:00)

Dear Council member,

Please vote NO on Dakota Pacific Development!!!

The entire Park City area is bursting at the seams with traffic and development. Please stop the craziness!

This project will completely change the whole feel and dynamics of the mountains.

Thank you,

Kim Stebbins  
146 Head Ct

From: **Ruby Diaz** <rubyamdi@yahoo.com>  
To: **County Council** <CountyCouncil@summitcounty.org>  
Subject: Dakota Pacific Kimball Junction project  
Date: 16.11.2021 07:05:46 (+01:00)

Dear Council members,

As a Summit County resident, I found it disturbing that the majority of the people elected to represent the Summit County residents like me voted in favor of the approval of the Dakota project.

My concerns are the following:

1. We are the second driest state in the US. We rely on snowpack to fill the reservoirs and recharge water wells, the water we use comes from either source. Water reservoirs like Echo were 33%, East Canyon 67%, and Rock Port 44% filled by June 28. We are in a severe drought, and the way the climate is changing for the worst, I don't see any improvement on water supplies.
2. The air quality in the Park City area reached hazardous levels this year. New development, more cars, more air conditioners are just going to make our air quality worst. By the way, we all breathe the same air. Do you want to win first place for worst air quality because Salt Lake City had the worst air pollution in the US? I don't think we should compete with Salt Lake on that one.
3. The estimated water consumption for the proposed 1,100 homes, not including hotels and other developments, is over 500,000 gallons per day. Where is that water coming from?
4. I understand that Utah law has been written to protect the developers, but you are not representing the developers; you are representing families like mine. The school system will be overwhelmed with this new housing project. Just keep it in the back of your mind when you vote, even if the Utah law does not allow you to bring school issues to the table. For those with kids in Park City, you are setting the schools for failure by overloading the current schools. I voted "yes" for the school and land protection bond, but that bond does not cover the needs of 1,100 households. It only covers the current overloaded schools.
5. Adding 6,000 new vehicles to Kimball Junction will affect us all. (Hotel traffic+Office traffic+residents). Even if you live in Prospector or visit Park City from Kamas, it is not a good thing to collapse the main road to Park City.
6. Wastewater issues. Consider all the micropollutants and contaminants such as PFAs, antidepressants, antibiotics, pesticides, hormones that will be discharged into the East Canyon Creek. The wastewater treatment plant does not remove those contaminants; I don't even think they monitor them. Chemicals such as PFAs are highly toxic in the parts per trillion concentration and cause immunological, developmental, reproductive problems, and different types of cancer. By the way, you already have those chemicals in your body. Do we need more? Do we need to make our kids, friends, family, neighbors sick? The East Canyon creek recharges groundwater, and the area relies on many wells for potable water.
7. Overwhelming the current fire department. Maybe the fire department is not allowed by law to protest but I can raise the issue for them.

Are you with your constituents, or are you going to help the owner of Dakota Pacific? John R. Miller may need more money, so he can probably buy another Yacht or another Mansion in La Jolla or another private jet. Is it worth the approval of this development at the expense of the health and well-being of the thousands of residents requesting the council to reject the proposed project?

I will be happy to extend on any of the issues and data listed above, and I will be glad to provide the sources for the data.

Thanks for your consideration and I hope you make the right decision.

Ruby Diaz

From: **David Cap** <david.cap@bocians.net>  
To: **County Council** <CountyCouncil@summitcounty.org>  
CC: **Kirsten Whetstone** <kwhetstone@summitcounty.org>  
Subject: Dakota Pacific project in Kimball Junction  
Date: 15.11.2021 05:09:53 (+01:00)

To whom it may concern,

As a Summit County resident, I would like to express my opinion and concerns about the Kimball Junction / Dakota Pacific development project.

I have been following the situation for some time, there are countless issues pointed out by others and the project seems to receive overwhelmingly negative feedback by public. After seeing the article in The Park Record written by Mr Glenn Wright a few days ago, I do have to react. I will leave my other opinions about the development in general aside for now, and focus solely on the traffic situation and reasoning that Mr. Wright is using in his article. While there may be some valid points to consider, others have absolutely nothing to do with the topic, and some are misleading at least:

The fear that a new, large-scale development will make a bad condition worse is a reasonable assumption, but not necessarily accurate. The reality is that given the existing growth trends in Summit County, the daily traffic congestion at Kimball Junction will only get worse, with or without the Dakota Pacific project

I agree that it is likely true that the traffic congestion at Kimball Junction will only get worse, with or without the Dakota Pacific project. **However, nobody can argue that additional 1100 residential units in the area is not going to make it catastrophic.** If it is already getting worse, do we have to do everything possible to make it unbearable ?

There is absolutely no guarantee that the UDOT project will ever get completed, with or without the Dakota Pacific project. Even with the phased approach, the traffic situation will get worse, and I do not believe that the developer would only be allowed to build a medical office building before the UDOT project is finished. So they would likely build some housing units, the traffic situation would get worse, to the point that there will be a total gridlock. Then and only then, the UDOT project **might** become a higher priority, and it would take another 7-10 years to finish that. If they don't, then Dakota Pacific will likely come back, asking for change in the project, because they cannot wait for UDOT to finish their project ...

Do we really want to create a situation that will be unbearable for everybody traveling through or shopping at Kimball Junction for additional 10 years, only to get a shot that the UDOT project will get completed ? Make it so bad that some action needs to be taken ? And even if we do make it so bad, where is the guarantee that the UDOT will actually react ? Because it is not just Summit County that is growing and will require UDOT attention.

To me, I would much rather deal with the occasional traffic jam or plan to do my shopping/Kimball Junction visits during less busy times of the day than having to deal with the gridlock catastrophe on a permanent basis for the next 10-15 years, with no guarantee that it will ever improve. Because, even if (and that is a big IF) UDOT eventually does get to their Kimball Junction project, nobody can expect that it will be right when Dakota Pacific building would start. It would take years before they put it on their plan. **So realistically, we are talking about at least 15 years of traffic nightmare ? No thank you.**

Even though I would personally prefer that area to remain undeveloped, I understand that development is inevitable and something will eventually get built there. **But allowing for such a large scale project without the infrastructure ready is extremely irresponsible.** Besides, building additional 1100 residential units will not bring economic diversity here. Only a small portion would be affordable housing, so most units will likely be purchased by people commuting to work elsewhere, not working in Summit County.

I have read the arguments that the developer cannot wait for such a long time to get their investment back. While that may (or may not) be true for Dakota Pacific, they were aware of what they can build there. If they are not able to make a profit on the land they purchased, they can either wait until one day UDOT completes their project - perhaps then the situation will be different and public will be more open to this development. Or they can sell the land, perhaps some other developer will be able to use the land according to the current zoning. Either way, it is not up to Summit County to bail out the developer, regardless of how much money they would make or lose, or how much political influence they have.

**The fact is, that the Dakota Pacific project as it stands brings absolutely zero benefit to current residents of Summit County. I would like to urge the Summit County Council to first consider the interest of the residents, and not approve the Dakota Pacific project.**

Thank you for your consideration  
Regards  
David Cap  
Summit Park

From: **Lance** <arnder@gmail.com>  
To: **County Council** <CountyCouncil@summitcounty.org>  
Subject: Dakota Pacific Project  
Date: 14.11.2021 16:15:36 (+01:00)

Hi,

My wife and I live in Ranch Place and plan to spend the rest of our lives here. We love it here and very much want the Summit County Council to not approve the Dakota Pacific Project. We try to be good citizens and use only a portion of our water budget. If for no other reason, please block this project for water conservation! Kimball Junction and 224 are already too busy.

Your concerned long time neighbors,

Lance and Leng Arnder  
5198 Haystack Court  
Park City, UT 84098

From: **Fred Fox** <fred.fox@comcast.net>  
To: **County Council** <CountyCouncil@summitcounty.org>  
Subject: Dakota Pacific Tech Center Proposal  
Date: 11.11.2021 20:41:18 (+01:00)

I'm in agreement with many that oppose this project on the basis of what you have been hearing; bad planning, a future traffic nightmare; not enough affordable housing, etc. As Canice Harte has stated: "This is the wrong project in the wrong place at the wrong time."

Please use your good judgement and don't be pressured by this Developer – listen to your hearts and just say NO to this proposed development!

Thank you and thank you for the hard work you are doing.

Fred Fox

8 Payday Drive

Park City

From: **Tina Quayle** <quayle.t@gmail.com>  
To: **County Council** <CountyCouncil@summitcounty.org>  
Subject: Dakota Pacific  
Date: 11.11.2021 19:18:27 (+01:00)

County Council:

I already wrote a letter to Doug Clyde in opposition of this project and copied the County Council. After discussing this with my neighbors at our recent Hidden Cove Homeowner Association, it is pretty clear to me that my entire neighborhood is against this development. What we do not understand and as officials elected to represent your constituents, you are:

1. Going against the Planning Department recommendation and
2. You are clearly not listening to your constituency who live in the area

I was the Executive Director for Swaner back when and we worked hard to get all the Swaner land under conservation easement and we were very involved with the process across the way. Something just does not add up with the requested land use change.

Please listen to the opposition that you will see on the 17th.

Tina Quayle  
President  
Park City Sister City Association  
With Courchevel, France since 1984  
435.640.8001

From: **Jane Washington** <washpark@xmission.com>  
To: **County Council** <CountyCouncil@summitcounty.org>  
Subject: Dakota Pacific  
Date: 11.11.2021 16:52:25 (+01:00)

Dakota Pacific bought this land with specific density. Please require that they adhere to this density. If they don't like what they bought, it's their problem, not ours. They will just sell this project and yet another developer will be back asking for more changes. If you approve this, the next developer will be the wolf at your door asking for more, more, more. "No." is a two letter sentence!

Jane Washington  
5222 Creek Stone Court  
Snyderville, UT 84098

From: **Michael Andrews** <mandrews2936@gmail.com>  
To: **County Council** <CountyCouncil@summitcounty.org>  
Subject: Dakota Pacific  
Date: 11.11.2021 18:07:29 (+01:00)

What part of "no" to rezoning the Tech Park don't you understand ?

Your constituents have spoken loudly and clearly. I respectfully suggest you have lost touch with them and reality.

Any public hearing needs to be at Eccles Center to accommodate the crowd you need to answer to.

This is a "Golden Parachute for D-P " !

The mini-climate zone this project would create is as dangerous to our community as any any climate issue you can cite - not to mention the horrific ancillary impacts of traffic and infrastructure.

Any vote for this proposal is a vote against the citizens of this County and will require the election of a new Council that hears its citizens.

Michael and Barbara Andrews

From: **cvmorrison1** <cvmorrison1@yahoo.com>  
To: **County Council** <CountyCouncil@summitcounty.org>  
Subject: Dakota Pacific  
Date: 16.11.2021 23:05:15 (+01:00)

Summit Co. Council,

I am writing to ask you to vote "no" to the Dakota Pacific project in Kimball Junc. The junction is already a nightmare and adding to the problem with this project is not the solution we residents expect nor deserve.

Sincerely

Chris Morrison

27 year resident

Sent from my T-Mobile 5G Device

From: **Joan Fuel** <joanfuel3036@gmail.com>  
To: **County Council** <CountyCouncil@summitcounty.org>  
Subject: Dakota Pacific  
Date: 11.11.2021 17:19:30 (+01:00)

If you allow Dakota Pacific to go ahead with their proposed housing project where is the water for all those homes and people going to come from?  
We have xeriscaped our backyard (not even a single flower grows there now). The state and local governments have asked those of us that already live here to reduce water usage. So again I say with global warming and our current drought problems not getting any better, where is the water going to come from?

Joan Fuellenbach  
Park City, UT

From: **Craig Williams** <craig@midgley-huber.com>  
To: **County Council** <CountyCouncil@summitcounty.org>  
Subject: Dakota Pacific  
Date: 11.11.2021 11:30:19 (+01:00)

Hello Summit County Council,

You really need to disapprove the Dakota Pacific project in Kimball Junction. Talk about creating 'Carmagedon', it will be a 'cluster' everyday out here otherwise. You can find a height variance or a density variance you can use to disapprove. You cannot rely on UTA to 'supposedly' ante up and aid the cause with bus services (that people just don't want to ride enough) and you can't rely on DP to chip in. And what could be more attractive at PC's entry corridor than a spider web of chair lifts. Really? As John McEnroe would say, "You cannot be serious"! Traffic is already bumper to bumper out here and backs up all the way to Park City Nursery for 2 hours at Rush Hour and with 1500 more residences if people coming and going, it will just plug up altogether. Goodbye Golden Goose. Combined with Vail's cheap ass discount ski lift tickets causing a mad rush to the slopes and adding traffic, knowing you can't control them you must use the tools in your possession to rein in out of control growth and that is a VETO of Dakota Pacific. And don't we already have a water problem? Well hell then let's just put more faucets and sinks and garden hoses sucking what little we have left out of the water table. "Damn the Torpedos, Full Speed Ahead". You can't say 'you'll stop The Next development' cause you'll all be out of office and the new kids will approve 'The Next Development'. Be remembered as the Summit County Council that 'Woke up and had the guts to say NO to Dakota Pacific'.

Please,

Craig Williams  
Pinebrook  
801-598-9291

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From: **Philip D'Agostini** <pdagostini@icloud.com>  
To: **County Council** <CountyCouncil@summitcounty.org>  
Subject: Dakota project  
Date: 11.11.2021 15:59:18 (+01:00)

Vote no, this is way too many homes.

Sent from my iPhone

From: **Jayne Bois** <jyisknox@comcast.net>  
To: **County Council** <CountyCouncil@summitcounty.org>  
Subject: Dakota project Kimball junction  
Date: 11.11.2021 14:47:09 (+01:00)

I was to express my hard NO to this project due to the numerous negative consequences Im sure u r aware of. Please save our community from this mess

Sent from my iPhone : Jayne

From: **Robert Lentz** <robb.lentz@icloud.com>  
To: **County Council** <CountyCouncil@summitcounty.org>  
Subject: Dakota Project  
Date: 12.11.2021 15:53:01 (+01:00)

Dear County Council Members:

First, thank you for your service to Summit county!

I am a 23-year resident of Summit County (Snyderville). As a result, I am very familiar with the growth in all aspects of Kimball Junction over these years. I would encourage you to NOT approve the Dakota Project as the density the project brings cannot be supported by Kimball Junction. I believe that the zoned use of commercial/tech should be maintained even if at this very moment no new businesses are desiring to build on the site. Times change and I believe that the vision for this land is sound and with time new tech development will occur.

Further, I would suggest a rebuild of the Kimball Junction street/highway/interstate access complex should be pursued without the Dakota Project. With effort, I believe funding can be obtained for a "KJ roadway makeover". Building the Dakota Project AND redoing the KJ roadway is just too much to ask for from the community and the area.

Thank you for considering my comments!

Respectfully,  
Robb Lentz  
Snyderville  
435-640-4886

Sent from my iPhone

From: **Andy Houston** <andyhouston9@gmail.com>  
To: **County Council** <CountyCouncil@summitcounty.org>  
Subject: Dakota project  
Date: 13.11.2021 14:17:26 (+01:00)

No on the Dakota project please. Traffic is bad enough, and we don't want to be part of the Valley's overflow development. I can't even believe this is being considered.. How about letting Highland Estates property owners subdivide and add a little? If you change zoning, change can happen anywhere.

From: **laurie eastwood** <eastwood.laurie@gmail.com>  
To: **County Council** <CountyCouncil@summitcounty.org>  
Subject: Dakota Project  
Date: 15.11.2021 03:01:54 (+01:00)

I hope you will not allow for the Dakota Project. Our resources are already compromised/threatened with our current population. Adding a significant number of new buildings, roads and people will add severely to our already mounting crisis with water, resources and infrastructure.

Thank you. Please do the right thing.

Laurie Eastwood

From: **catherine winter** <wintercatherine8@gmail.com>  
To: **County Council** <CountyCouncil@summitcounty.org>  
Subject: DAKOTA PROJECT  
Date: 11.11.2021 05:26:10 (+01:00)

**NO!**

CATHY WINTER

RESIDENT PARK CITY UTAH 3052 AMERICAN SADDLER

From: **Chris Rutkowski** <CRutkowski@energy-west.com>  
To: **County Council** <CountyCouncil@summitcounty.org>  
Subject: Dakota  
Date: 13.11.2021 14:30:42 (+01:00)

Summit Council Members -

Please Do Not approve the Dakota project. I'm a PC resident since 89' and have witnessed Kimball's growth starting with K-Mart. Why would the council even consider this proposal when everyone in the community is against it? I understand it's complicated but fugue it out.

Regards,

Chris Rutkowski  
Energy West Controls  
C - 801 971 3435  
O - 801 262 4477  
Crutkowski@energy-west.com

Sent from my I - Phone

From: **Eric Moxham** <emoxham@me.com>  
To: **County Council** <CountyCouncil@summitcounty.org>  
Subject: Kimball Junction / Dakota Pacific / Proposed Zoning Changes  
Date: 15.11.2021 16:00:17 (+01:00)

Hi. We are tax paying residents of Silver Springs. I am extremely concerned about this project. It is not consistent with the country's espoused development agenda/principles, which begs the question why you the council have not already rejected it out of hand after receiving the conclusions from your own planning commission that the proposed zoning changes are not in the county's and its residents' best interest.

The 224/-I-80 corridor is already ridiculously overcrowded during peak and non peak hours, with significant traffic and frequent vehicle accidents. In addition, driving around Kimball Junction's shopping areas is already a precarious/dangerous proposition due to the heavy traffic, and poor space planning and related infrastructure. There is already plenty of commerce and tax base to justify these improvements to the country and state, including the benefit to the local ski resorts and related tourism. Putting crazy more density into the area is not the solution, nor is it a necessary justification for the state making these improvements as suggested in a recent council member's editorial in the Park City Record. Additionally the open space, views, and soon-to-be increased activity at Utah Olympic Park (UOP) would be impacted, all of which provide great quality of life and utility to the local community. This area adds both beauty and areas to recreate for normal residents and all the areas budding and world class athletes alike. UOP's utilization and related traffic is going to be ramping back up as the normal Olympic sports event calendar returns to pre-Covid levels. In addition, as you are aware, UOP in conjunction with Park City Ski & Snowboard are making a significant investment to expand the facility and skiable terrain to make UOP a premier world training facility and attract even more national and international competitions (including of course the 2030, 2034 or later Olympic Winter Games). Lastly, our schools (Park City School District) are already overcrowded and need \$130B+ in bond financing to make the necessary improvements and expansion. Thankfully, 2/3 of this was approved in the recent local elections but this funding only addresses current school populations and does not assume for significant additional growth.

If the developers do not want to develop additional office or related real assets for which the property is currently zoned, they should sell the property to someone who does, which development would be significantly better for the community from a quality of life and tax base prospective in the long term. I am sorry that this investment has not worked out for Dakota Pacific based on their original planned intentions and its current entitlements. That is a risk for any investor, particularly a sophisticated institutional commercial real estate developer and owner like Dakota Pacific. It is not the county's job or responsibility to make this a viable interest for Dakota Pacific to the community's detriment.

If the county and its officials do not listen to the community and provide significant opportunity for the community to provide proper feedback via multiple public hearings (my wife and I will be at Ecker Hill for the hearing on Wednesday night), the county is opening itself up to significant liability in addition to the potential irreparable damage this project risks doing to the community.

I am happy to personally talk with any or all of the commissioners at their earliest convenience.

Thank you,

Eric Moxham

917.399.6725

From: **Ron Kadziel** <rkadziel@parkcityloans.net>  
To: **County Council** <CountyCouncil@summitcounty.org>  
CC: **Glenn Wright** <gwright@summitcounty.org>; **mstevens@countycouncil.org** <mstevens@countycouncil.org>; **Douglas Clyde** <dclde@summitcounty.org>; **cfrobinson@countycouncil.org** <cfrobinson@countycouncil.org>  
Subject: Kimball Junction development  
Date: 10.11.2021 23:47:03 (+01:00)

To All, As a Park City, Summit County resident since 1989 I most respectfully ask you to emphatically say NO to the Dakota Pacific Real Estate development at Kimball Junction. Enough is Enough....Regards, Ron Kadziel

From: **B Swan** <cyberwheels@protonmail.com>  
To: **County Council** <CountyCouncil@summitcounty.org>  
Subject: No Dakota Pacific  
Date: 16.11.2021 20:17:38 (+01:00)

To whom it may concern,

Please...  
Stop Dakota Pacific and vote No.

Thank you BryanSwan

From: **goldykyle** <goldykyle@comcast.net>  
To: **County Council** <CountyCouncil@summitcounty.org>  
Subject: No to Dakota Pacific!!!  
Date: 11.11.2021 18:01:14 (+01:00)

Sent from my T-Mobile 4G LTE Device

From: **Lynn Butterfield** <lynn\_butterfield@yahoo.com>  
To: **County Council** <CountyCouncil@summitcounty.org>  
Subject: No to more homes at Junction  
Date: 11.11.2021 18:19:29 (+01:00)

NO to Tech Center Development Agreement!! Just more fuel for the fire that's burning away an awesome place. We don't want or need more people living here!

Lynn Butterfield

From: **Kendeyl Johansen** <kendeyl@gmail.com>  
To: **County Council** <CountyCouncil@summitcounty.org>  
Subject: Opposition of Dakota Pacific  
Date: 13.11.2021 22:15:22 (+01:00)

HI,

I am a 24-year Park City resident and I am opposed to the Dakota Pacific development. This project is not in the best interest of current Park City residents. I hope you will vote against this project.

Best,

Kendeyl Johansen  
3354 Santa Fe Road  
Park City, Utah 84098  
801-898-7109

From: **Michael Strachan** <michaelcstrachan@gmail.com>  
To: **County Council** <CountyCouncil@summitcounty.org>  
Subject: Opposition of Dakota Pacific Development  
Date: 12.11.2021 03:53:54 (+01:00)

Hello,

I am writing this email to express my disapproval and opposition of the Dakota Pacific residential development proposed for the Kimball Junction tech center area.

As a 20 year resident of Park City I have watched significant change in this community. Shoulder seasons and downtime have disappeared, year round residency has seen substantial increases, and irresponsible development with underwhelming improvements to our infrastructure have all had a negative impact on the community.

Park City is growing, there is no stopping it. This is a desirable community and people want to travel to and live here. All for the same reason I moved here 20 years ago. However as Park City grows we fail to be improving the very things that make it so accessible and desirable. Our roads are seeing traffic like we've never seen before. Skier traffic alone congests the roads so bad it sometimes takes me over an hour to get to and from my office near Park Ave and Empire. I don't live in Salt Lake, Heber, Kamas, or any of the surrounding towns. I own a home in a Park City zip code. It's 6 miles away from my place of work. Construction traffic, rock trucks, contractors coming from all the surrounding areas litter our streets with over sized vehicles. Day traffic and overnight tourists are constantly flowing in and out of town. Rideshare vehicles, taxi's, car services of all types take up parking, congest the roads, and add to an already growing problem for residents.

We have a serious traffic problem that needs to be addressed before any future developments, especially of this size, are approved. The traffic created just to build this project would be horrific and make things so much worse than they already are. The developers admitted to the volume of traffic and the congestion it would cause to build. The scale of which would be beyond anything Park City has ever seen. Kimball junction is the largest and busiest access point into Park City. Thousands of cars already travel through there everyday and some days it's in the tens of thousands. During ski season traffic from the ski areas can be measured in miles. How can we even possibly think this would be a good idea without direct access for the project that would bypass Kimball junction. It would be disastrous to the community. There are already plans for huge developments at the base areas of Park City and Deer Valley resorts. How much construction traffic can we handle at once?

We heard about a bypass solely for this property. That would take a minimum of 7 years to build and the developer stated they did not have time to wait for it with the millions of dollars they've invested in the project already. Their choice to attempt development was not a decision any of us who lived here made. They made the decision to invest and in the world we live in, no investment is a guaranteed win. So their issue with how much money they've spent is their own, self created problem and should not even be considered during decision making by the council. All investment comes with great risk. They took that risk and are accountable for it. Not the residents of Park City and its surrounding areas.

The next issue myself and so many others in the area are concerned about is water. The very thing humans need to live is in short supply in Utah which includes Park City. We have reservoirs at all time lows, the great Salt Lake is lower than it should be, and towns around Park City have already put moratoriums on development because of it. We live in a desert. A high alpine desert where snow accumulations for water supply have been dwindling for the last 10 years. Droughts have stricken the entire west and we're simply running out of water. How does the developer and the county council plan to fix the issue of not having enough supply of water? Humans cannot live without sufficient water supply.

I work in retail in Park City and every year is a struggle to find employees. It's gotten so bad the last few years nearly half of our staff has to commute from out of Park City. I completely agree we need workforce and affordable housing and I deal with the struggle on a first hand basis. However, this development is not the solution to the housing problem. The ski areas are the biggest draws for employees we have. They are also the biggest source of revenue. They need thousands of employees everyday. Both Deer Valley and Park City have major developments planned for their base areas. Where is the workforce housing in those developments? How come the biggest draw of employees is not being held responsible to build housing for their needed workforce? Why are the current residents responsible for it? Why are we stuck with the burdens they've created?

There are only 300 of the 1100 units dedicated as affordable. The rest are a for profit, cash grab by a developer that doesn't even exist in our community. But we are considering allowing them to come in and put all of us who do live and work here through hell. This is insanity. Where is the benefit? 3000

new residents in total with potentially 4000 cars. Again, no benefit to the community. It will only add to the already horrific traffic issues we have on 224.

I sincerely ask all of the county council members to take a step back and look at what this would do to our already strained community. It would not be beneficial. It would not help the workforce housing issue. it will add more stress to our water supply, and it most certainly should not be approved. Please do not approve this project and rezone for Dakota Pacific. The negatives far outweigh the positives and the council has to see that and think about the negative effects it would have on our community.

Thank you for your consideration.

Michael C Strachan  
435 640 1536

From: **Rick Nemeroff** <rick@ricknemeroff.com>  
To: **County Council** <CountyCouncil@summitcounty.org>  
Subject: Opposition to Dakota Pacific request  
Date: 11.11.2021 16:02:39 (+01:00)

Please do not approve the Dakota Pacific request to change the existing agreements in place. I adopt and incorporate by reference herein all other stated and written reasons for opposition as submitted by others. But I will add: they bought what they bought and if they lose money on a bad deal, its not on us or you to grant them relief with a "do over." If you help them out, I'd like your help to "do over" any business decision I got wrong the first time... and that's a silly and infantile way to approach business - or life....

---

Rick Nemeroff  
Park City, UT  
[rick@ricknemeroff.com](mailto:rick@ricknemeroff.com)

From: **Dale Poulter** <poulter@chem.utah.edu>  
To: **County Council** <CountyCouncil@summitcounty.org>  
Subject: Proposed Dakota Pacific Development at Kimball Junction  
Date: 15.11.2021 20:15:52 (+01:00)

Dear County Council:

I am a long time resident of Summit County, beginning in 1992 in Pinebrook and since 2010 in Park City. I have followed the proposals for development of the land under question since the initial proposals to establish a research park at Kimball Junction and more recently to abrogate that original vision with the Dakota Pacific proposal. Let me state at the outset that I am unalterably opposed to the current proposal, which completely upends the original vision of the research park and its accompanying low density with an intrusive ultra high density project.

Some in the county commission have complained about the lack of development in the Research Park. I'll offer some perspectives. Look at a the UU park, which is now a well-developed successful endeavor. After the park was established in 1968, not much happened. It took several years for first companies (Evans and Sutherland, Terra Tech, and the Utah Biological Testing Lab) to locate in the park and almost 30 years before expansion really blossomed, beginning about the time Myriad Genetics was established. The UU park now houses 48 companies with ~14,000 employees! Long incubation periods for research parks are the norm. The timeline for development of a research park can be shortened when "incubator space" is available for newly established companies, which then typically move to more permanent space in the park when they become successful, AND when the park is aggressively marketed. Unfortunately, neither approach is evident for the Kimball Junction park. From what I see, the county hasn't made much of an effort to attract and support development in the park and the commission is now anxious to repurpose the land for immediate development. How about an effort to make the original plan succeed rather than flush it for the Dakota Pacific proposal.

So now, the citizens of Summit County are faced with a proposal for an ultra dense development that will inflame an already high level of traffic congestion at Kimball Junction. I can hardly imagine the level of disruption when traffic jams resulting from residents of 1000 new units are added to the present lines of cars that stretch from the Kimball Junction traffic lights to Park City Nursery. Only so much can be done with the 224-I-80 junction to alleviate the problem. The added population density will fundamentally transform the environment at Junction, which is a repudiation of the concept of maintaining a lower density environment for the area at the time the research park was established. I doubt that the costs for providing county services, including education at existing facilities, and the impossible task of reducing traffic congestion will be paid for by the developer or by property taxes now in place. The county commission should provide its citizens with a detailed cost analysis for the long term impact of the proposed development and its impact on taxes. I haven't seen this. Beyond financial considerations, there should be some recognition of the impact of this high density project on the "quality of life" for the current residents of Summit County.

I am unable to come to the December hearing for the Dakota Pacific proposal and ask that you take my comments into consideration. Were I in attendance, I would forcefully argue that the project not be approved.

Very truly yours,

Dale Poulter

2721 Meadow Creek Ct.

Park City

From: **Robert Mansson** <rwmansson@gmail.com>  
**County Council** <CountyCouncil@summitcounty.org>; **Glenn Wright**  
<gwright@summitcounty.org>; **info@theensigngroup.com**  
To: <info@theensigngroup.com>; **Douglas Clyde** <dclde@summitcounty.org>;  
**Chris Robinson** <cfrobinson@summitcounty.org>; **Malena Stevens**  
<mstevens@summitcounty.org>  
Subject: Quick Question(s) - Dakota Pacific / Kimball Junction  
Date: 16.11.2021 03:00:52 (+01:00)

Good evening Summit County Council,

I would like to take a moment and join the deafening chorus of those very much against the proposed rezoning request, for all the well publicized and legitimate reasons that have undoubtedly flooded your inboxes.

But first, a quick question: If you put this rezoning decision/proposal to a vote within the county, how would those that you represent vote?

I ask because I have yet to hear / see / meet a resident of the county in favor of this proposal. In fact, I have yet to be presented with a logical tangible rationale for this development where the benefits to the community outweigh the negative impacts/risks.

From my vantage point: Snyderville Basin Planning Committee forwarded a negative recommendation to the County Council, the municipality does not have the infrastructure or planning in place to accommodate that increase in population (schools, traffic, water, etc.). The affordable housing component is inadequate, and the actual scope of the project could further exacerbate the issue of housing rather than sufficiently address it. Thematically, this past election, the Open Space Bond passed by 2-1 - - shoehorning 1000 residences into the most congested corner of the county does not seem congruent with the last election results. Similarly, the petition against this development currently has 3000+ signatures.

Dakota Pacific is a self serving developer angling behind a ruse of typical 'affordable housing' wizardry and UDOT political clout in an attempt to profit off of Summit County with zero tangible benefits to the community. Entertaining this charade does a meaningful disservice to our county as it calls into question our collective intellect and integrity.

Please represent your county, local residents, and those that elected you to speak for them adequately and vote against this proposal.

Sincerely,

Robert & Heather Mansson  
5024 Charlais Ln  
Park City, UT 84098

From: **John Maddux** <john@travelbytci.com>  
To: **County Council** <CountyCouncil@summitcounty.org>  
**Glenn Wright** <gwright@summitcounty.org>; **mstevens@countycouncil.org**  
<mstevens@countycouncil.org>; **Roger Armstrong**  
CC: <rarmstrong@summitcounty.org>; **Douglas Clyde**  
<dclde@summitcounty.org>; **cfrobinson@countycouncil.org**  
<cfrobinson@countycouncil.org>  
Subject: Research Park Development Agreement  
Date: 14.11.2021 19:16:34 (+01:00)

**Dear Council members**

**I am a 30 year resident living in the Spring Creek neighborhood and have seen first hand the growth and development in the area and not for the better. I am writing you in regards to the proposed Dakota Pacific at Kimball Junction project. I am voicing my strong opposition to this project and the negative impacts it will have on the area!!**

The 2008 agreement that created the 89-acre Kimball Junction Tech Center established a large office park restricted to technology-related businesses. The current developer, Dakota Pacific Real Estate, was aware of these restrictions when they purchased the land. Now they want to amend this agreement to enable them to build 1,100 housing units and a hotel. Adding 3,000 new residents will have an incredibly negative impact on schools, water supplies and especially traffic.

The fact that At a recent work session, a county councilor mentioned that all the additional traffic created by this project MAY encourage the state to fund a rebuild of the Kimball Junction interchange is not acceptable!! Multiply the housing units by cars per household, and the already failing traffic corridor of I-80 and S.R. 224, and the term "carmaggedon" doesn't begin to describe what a nightmare that intersection will become. Best case estimate is that once the interchange has been officially deemed to have failed by UDOT, it could take them 7 to 10 years to fix it.

Your former county officials who created the original agreement are opposed to this plan.

**And in case you have forgotten YOU the council, the members, were ELECTED by the PEOPLE to represent the will of the people.**

**Once again I urge you to vote NO on this project!!**

**A vote yes and you will no longer have my vote when you come up for reelection.**

Sincerely  
**John Maddux**  
**1757 W Pheasant Way**  
**Park City Ut 84098**

From: **rmctish@gmail.com** <rmctish@gmail.com>  
To: **County Council** <CountyCouncil@summitcounty.org>  
Subject: Say No to Dakota Pacific  
Date: 11.11.2021 13:20:29 (+01:00)

Dear county council,

Please listen to your community and leaders and say no to the Dakota Pacific development. Please do the right thing and save this area. A diverse economy and flexible use of the land in the future would be extremely valuable to this county. Please stand up for our community rather than bending over to a powerful developer. Growth is out of control in this area. Please stop approving new developments. How could you also approve a development that would be net negative for affordable housing. The harm this project does to our community far outweighs any benefits. Please, please, please, please, please vote no on this development.

Ryan McTish

From: **BARBARA OSCADAL** <mgo1125@aol.com>  
To: **County Council** <CountyCouncil@summitcounty.org>  
Subject: Tech Center Proposal  
Date: 11.11.2021 19:14:13 (+01:00)

I am writing to you to ask that you not support the current proposal to add 1,100 housing units.

The area cannot support the increase population and density. The infrastructure is not sufficient.

Please vote no on this proposal.

Marty Oscadal  
9855 N Vista Drive  
Unit 203  
Heber City, UT 84032

Sent from my iPhone

From: **Doug Jackson** <doug\_jackson4@msn.com>  
To: **County Council** <CountyCouncil@summitcounty.org>  
Subject: Tech Center Rezone  
Date: 12.11.2021 21:47:57 (+01:00)

Please do NOT approve this rezoning. The traffic in Kimball Junction is already a complete mess! I've been living in Jeremy Ranch since 1994 and have watched as the Junction traffic just continues to get worse. The current zoning was established after careful consideration. If this zoning leads to a slower pace in the build out of this land I see that as a positive. I recognize that pre-existing development rights make it difficult to completely slow the growth that continues to degrade the quality of life. What I don't understand is why we should change existing lower impact zoning when we don't have to!

Respectfully submitted,

Doug Jackson  
Jeremy Ranch

From: **James Middleton** <jmidd1967@gmail.com>  
To: **County Council** <CountyCouncil@summitcounty.org>  
Subject: Tech Park  
Date: 17.11.2021 00:36:07 (+01:00)

Please don't ruin our quality of life in and around Kimball Junction. Leaving this land as it is zoned now gives us all a chance to breath a sigh of relief from all of the development in our area. Jamming in another 3000 people in such a small area is just not a good use of land.

Please listen to the people who elected you to represent their interests. There are over 3,000 signatures on the petition to leave the land as it is, the way it was wisely decided by your predecessors.

Don't ruin what we have.

Thank you,  
James Middleton

Sent from my iPhone

From: **Susan McNally** <susanmcnallysap@yahoo.com>  
To: **County Council** <CountyCouncil@summitcounty.org>  
Subject: Vote NO on Dakota pacific project!!!  
Date: 16.11.2021 19:05:00 (+01:00)

Vote NO on Dakota pacific project!!!

From: **Ronald Yokubison** <ronyokubison@gmail.com>  
To: **County Council** <CountyCouncil@summitcounty.org>  
Subject: Vote no on Dakota Pacific Rezoning  
Date: 11.11.2021 22:17:31 (+01:00)

I have been a full time resident in the Sun Peak neighborhood in Park City since 2004, with our family initially moving to the Silver Springs neighborhood in 1992. We have seen plenty of change, but this rezoning is completely unnecessary and harmful to the residents of our town. This proposal should be denied for the following reasons:

- The density is not clearly defined. A completely new Development Agreement should be prepared
- The traffic at Kimball Junction is already horrible. A traffic study should be redone and independently reviewed
- Water utilization should also be reviewed independently

As a leader in Summit County, your job is to protect and preserve the rights of all of the residents and landowners equally. Dakota Pacific purchased land with certain zoning rights. You do not have an obligation or a right to save their investment by rezoning this property while harming the community and all the other residents.

Sincerely,

Ron Yokubison  
2048 Mahre Dr, Park City, UT 84098

From: **victor method** <victormethod@icloud.com>  
To: **County Council** <CountyCouncil@summitcounty.org>  
Subject: Vote No to rezone Tech Center  
Date: 11.11.2021 04:25:02 (+01:00)

As elected officials you often state you do not hear from the public on many issues. On the rezone of the Tech Center it is clear this will add to the problem of kimball Junction. The this is not the path to fixing problems. Do the right thing, listen to th Ed uproar and do not rezone. Let the recommendation of the planning commission stand. Do the right thing and vote for the citizens of the county, not a developer from Salt Lake City. Victor Method, resident Summit County since 1990

Sent from my iPhone 1-801-543-5872. Vic.Method@gmail.com