



Amir Čauš
County Planner

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MARY ANN TRUSSELL, SUMMIT COUNTY RECORDER

FEE 0.00 BY SUMMIT COUNTY PLANNING



May 16, 2016

David Allen

101 South 200 East, Suite 200
Salt Lake City, Utah 84109

via e-mail: dallen@boyercompany.com

File Number: 15-289

Re: Final Site Plan for property located at 6291 Landmark Dr., Summit County, UT (Parcel PCTC-4, 59.23 acres)

Mr. Allen:

This letter confirms approval of your application for a Final Site Plan for the Skullcandy Building, located 6291 Landmark Dr. (Parcel PCTC-4), Summit County, Utah.

This approval is based upon the materials submitted to Summit County and the finding that the application met the criteria of the Park City Tech Center Development Agreement and Section 10-3-15 (Final Site Plan) of the Snyderville Basin Development Code. This approval is subject to the following findings, conclusions, and conditions:

Findings of Fact:

1. Boyer Snyderville Junction LC is the owner of record of PCTC-4 (59.23 acres), located at 6291 Landmark Dr., Summit County, UT.
2. The property is subject to the Development Agreement for the Summit Research Park originally approved by Summit County on December 10, 2008. The Development Agreement sets forth a Master Plan and Design Guidelines for the Summit Research Park at Kimball Junction (Park City Tech Center) specifically known as the Summit Research Design Guidelines.
3. The total allowed development density for the Summit Research Park is up to 1.2M sq. ft.
4. The proposed Final Site Plan is described as "Skullcandy Building Final Site Plan."
5. The proposed Final Site Plan utilizes 48,565 sq. ft. of density.
6. The retail area within the Skullcandy Building is identified at 685 sq. ft.
7. The project consists of a 48,565 square foot building and civil improvements including 229 surface parking spaces Per Sheet C100 received on May 9, 2016.

COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING DIVISION

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8. The Summit Research Park Design Guidelines, Pages 14 and 15 illustrate 200 parking spaces on Block 5 and 140 parking spaces on Block 6.
9. The applicant proposes 229 surface parking spaces (per Sheet C100 received on May 9, 2016) with 141 spaces on Block 5 and 88 spaces on Block 6.
10. Pursuant to Section 10-4-1 of the Snyderville Basin Development Code, all development permits are required to comply with the Chapter 4 provisions, standards, and policies.
11. The Summit County Manager is the Final Land Use Authority for Final Site Plans within the Summit Research Park at Kimball Junction (Park City Tech Center).
12. Postcard notices announcing the public hearing were mailed to property owners within 1,000 feet of the subject parcels on April 14, 2016.
13. Public notice of the public hearing was published in the The Park Record on April 16, 2016.
14. On September 23, 2015, the Summit Research Park at Kimball Junction (Park City Tech Center) Design Review Board issued a conditional approval for the Skullcandy Building Final Site Plan.
15. Design Guidelines, Page 72, stipulates a 12 foot parking setback from property lines.
16. The Snyderville Basin Development Code, Section 10-4-2(F.6): Revegetation; Erosion; Runoff Control prohibits over-lot grading.
17. The applicant is terracing the parking areas through a combination of cuts, fill, and retaining walls to work with the slopes of the site.
18. The applicant proposes to install a sidewalk on Meadow Road per the Design Guidelines.
19. The applicant proposes to install a 6 foot wide path connecting Liberty Peak Apartments with Landmark Drive via the Tech Center Drive.
20. The Design Guidelines allow heights up to 48 feet above Meadow Road, 56 feet elsewhere around the building.
21. Maximum height is described in Exhibit E of the Development Agreement as 56 feet above existing grade or finished grade whichever is greater.
22. The proposed height of the Skullcandy Building is approximately 41 feet above finished grade and approximately 53 feet above existing grade at the Southeast corner.
23. The Park City Fire District has forwarded a conditioned approval.
24. The Summit Research Design Guidelines specify that Meadow Road consist of 60-foot right-of-way.
25. Signs are approved through a separate Sign Permit application and are not approved as part of the Final Site Plan process.
26. On April 26, 2016, the Snyderville Basin Planning Commission forwarded a conditioned positive recommendation to the Summit County Manager for the Skullcandy Building Final Site Plan.

Conclusions of Law:

1. The project as conditioned is consistent and meets the necessary requirements of the Park City Tech Center Design Guidelines.
2. The project as conditioned meets the necessary requirements of the Snyderville Basin Development Code.

Conditions:

1. The Final Site Plan approval is as per mylars submitted on May 16, 2016 and per this approval letter.
2. No modification to the approved Final Site Plan is permitted without the prior approval of the Summit County Community Development Department.
3. All parking shall be shared parking throughout the Park City Tech Center.
4. The retail use shall be limited to 685 sq. ft.
5. Prior to issuance of the Certificate of Occupancy, final Landscaping Plan approval shall be required from the Community Development Director.
6. Prior to issuance of the Certificate of Occupancy, final retaining wall material approval shall be required from the Community Development Director.
7. Prior to issuance of the Certificate of Occupancy, approval shall be required from the Community Development Director for the trash enclosure and generator enclosure. These shall be completely enclosed in accordance to Sections 10-4-13 and 10-2-7 of the Snyderville Basin Development Code.
8. Prior to issuance of the Certificate of Occupancy, the applicant shall submit a letter of compliance from the Post Master to confirm compliance with Mail Delivery.
9. Signs shall be processed through a Sign Plan application and shall conform to the applicable Park City Tech Center Comprehensive Sign Plan.
10. All service provider requirements shall be met.

Failure to meet the aforementioned conditions may result in the revocation of this approval.

If you have any questions, feel free to contact me at (435) 336-3117 or caus@summitcounty.org.

Sincerely,



Amir Caus
Summit County Planner

Approved by:



5/16/16

Tom Fisher
Summit County Manager

ATTEST:



ANNETTE SINGLETON, EXECUTIVE ASSISTANT