



**RFP: Cline Dahle and Fire Station 35**

**PUBLICATION DATE: January 6, 2025**

**SUBMISSION DEADLINE: 3:00 P.M. MST, March 24, 2025**



*Image credit: David Jackson/The Park Record*

# Request For Proposal

## Cline Dahle and Fire Station 35

**PUBLICATION DATE: January 6, 2025**

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# Request For Proposal

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# 01. Invitation

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## 01

**Summit County, Utah ("County"), is requesting proposals (RFP) to establish a Public/Private Partnership with a qualified Development Team ("Development Team" or "Developer") to develop approximately 29.6 acres of County-owned properties. The Parcel Numbers are PP-46-A-X and PP-46-C-X. This land is commonly referred to as the Cline Dahle property (the "Property").**

**Additionally, The Park City Fire Service District (PCFSD) and Summit County Council are potentially interested in a land exchange of an existing fire station property addressed as 2575 West Kilby Road, Park City, UT. The parcel numbers are HIP-1-A-X (.68 acres) and PP-49-G-1-X (.51 acres). This property is commonly referred to as "Station 35."**

Station 35 is situated on the south side of Interstate 80 at the base of the Pinebrook subdivision and houses four (4) firefighters. This station's primary response area includes the subdivisions of Summit Park, Pinebrook, Jeremy Ranch, and the west side of Kimball Junction. The County would like the Development Team to include a development program for the existing fire station property in their proposal response and provide a future 1.5 acre location for Station 35 within the Cline Dahle property.

The County desires a Development Team with expertise in developing mixed use neighborhoods and/or mixed income housing in resort settings.

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The term "mixed income" in this RFP shall include market rate, workforce housing, County and/or Government Employer Assisted Housing, and Affordable/Moderate Income Housing.

Through this Request for Proposals ("RFP"), the County intends to identify a qualified developer that will collaborate with the County and engage community stakeholders to refine a proposal into a viable project that meets County's objectives and developer investment requirements.



# 01. Invitation ...continued

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## 01

The County desires that each respondent evaluate the following development structures as part of their submitted proposal:

- Sale of land
- Long term ground lease
- Public/Private Partnership ("P3"), where County and developer co-own all or portions of the project.
- Master Development Agreement ("MDA") where County retains ownership and developer provides its services for a fee.

The County has strategically worked to acquire these properties to assemble enough land area to be attractive to investors and ensure a meaningful project. The County intends to select a Development Team with strong public engagement skills, the financial capacity to deliver on the project, experience designing high performance buildings and a track record of producing aspirational neighborhoods.

The proposed timeline should provide sufficient time to complete the required project tasks and to empower participation from a large number of residents.

**Please review this RFP Cline Dahle and Fire Station 35 carefully and be sure to ask any questions you may have. Summit County appreciates your interest in helping to meet meet the needs of the citizens of Summit County.**

A handwritten signature in blue ink that reads "Jeffrey B. Jones".

Jeffrey B. Jones, AICP

*Economic Development & Housing Director*



## 02. Project Summary

# 02

### I. Purpose Statement

The Cline Dahle property will be developed as a mixed-use project incorporating a mix of residential, open space/recreational, commercial and civic land uses. The Fire Station 35 property shall also be evaluated by the development team for potential redevelopment.

The Cline Dahle and Station 35 RFP offers two county-owned properties, and two parcels owned by the PCFSD. In exchange for these offerings, the County expects proposals to embrace mixed-use densities that support a variety of housing products aimed at all market sectors-including deeply affordable housing ( $\leq 50\%$  AMI) and/or a single-family neighborhood containing both attached and detached housing.

Nonresidential commercial and/or office space and civic space shall also be integrated into the project. Respondents should consider integrating neighborhood serving uses such as childcare, coffee shops, etc. Combined residential densities for all properties (not including accessory residential units built over a detached garage) should not exceed 200 units, unless the Concept Master Plan can effectively incorporate the following thirteen (13) neighborhood elements in a project design acceptable to the Summit County Council:

1. **Natural Feature Preservation.** Neighborhoods are sensitive to the natural conditions and features of the land.
2. **Scenic Views.** Neighborhoods preserve scenic views in areas that everyone can access.
3. **Parks and Open Spaces.** Neighborhoods have open and recreational spaces to walk, play, gather, and commune as a neighborhood.
4. **Pedestrian Friendly.** Neighborhoods are pedestrian friendly for people of all ages and abilities.
5. **Bike Friendly.** Neighborhoods are bike friendly for people of all ages and abilities.
6. **Connected Streets.** Neighborhoods have interconnected streets and small blocks that provide safe travel route options, increased connectivity between places and destinations, and easy pedestrian and bike use.
7. **Accessibility.** Neighborhoods are designed to be accessible and allow for ease of use for people of all ages and abilities—including transit use.
8. **Human Scale Design.** Neighborhoods have buildings and spaces that are designed to be comfortable at a human scale and that foster human interaction within the built environment.
9. **Mix of Activities.** Neighborhoods provide easy and convenient access to many of the destinations, activities, and local services that residents use daily.



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10. **Urban-Suburban-Rural Interface.** Neighborhoods complement adjacent Suburban-Rural areas and transition between urban and suburban-rural uses.
11. **Housing for Diverse Incomes and Generations.** Neighborhoods provide housing opportunities for people and families with a wide range of incomes, and for people and families in all stages of life, including low- and moderate-income households.
12. **Housing Variety.** Neighborhoods have a variety of building forms and architectural variety to avoid monoculture design.
13. **Unique and Integrated Design Elements.** Neighborhoods have unique features, designs, and focal points to create neighborhood character and identity. Neighborhoods shall be encouraged to have:
  - A. Environmentally friendly construction techniques, green infrastructure systems, and energy efficiency are incorporated into the built environment.
  - B. Opportunities for public art provided in private and public spaces.
  - C. Neighborhood elements and features include, but not limited to, signs, benches, park shelters, streetlights, bike racks, banners, landscaping, paved surfaces, and fences, with a consistent and integrated design that are unique to and define the neighborhood.
  - D. Higher density projects must demonstrate increased public benefit.

The County seeks creative financial, phasing, parking, and design strategies to maximize community benefit. Proposals must offer visionary and creative development programs that work to enhance livability within the Rasmussen Road and the Jeremy Ranch Ranch/Pinebrook Neighborhoods.

### II. About Summit County

Summit County is a political subdivision of the State of Utah whose address is 60 N. Main, P.O. Box 128, Coalville, Utah 84017. Summit County was created in 1854 from Green River and Great Salt Lake counties, and Coalville was chosen as the county seat. The Uinta Mountains dominate the eastern portion of the county, and the western section is a high back valley of the Wasatch Mountains.

Summit County incorporates a council-manager form of government, which combines the strong political leadership of elected officials (in the form of a council), with the strong professional experience of an appointed local government manager. Summit County's 2024 budget was \$81.7M.

The Area Median Income (AMI) for a family of four (4) in Summit County is \$153,000. The average earnings per job is \$73,316. The median sales price of a home in Summit County (May of 2024) was \$1,307,500. The median contract rent is estimated at \$4,500 (all housing products).

The Cline Dahle/Station 35 project areas are physically located within the Rasmussen Road and Jeremy Ranch Ranch/Pinebrook Neighborhoods. The combined Rasmussen Road and Jeremy Ranch Ranch/Pinebrook Neighborhoods



## 02. Project Summary

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have a population of 7,343 persons and 2,587 households. The median household income for these neighborhoods is estimated at \$196,847.

### III. Project Context and Site Information

Summit County acquired the Cline Dahle property on January 31, 2017. The Cline Dahle property is situated between Jeremy Ranch Elementary School and the Summit Business Center. The Parcel Numbers are PP-46-A-X and PP-46-C-X. The property's strategic location places the property within proximity to key community assets, including educational institutions, local businesses, recreation centers, and major transportation routes.

The site offers expansive views of the surrounding mountains and valleys, contributing to the county's commitment to preserving natural vistas and conserving open spaces. The property's location along the Rasmussen Frontage Road also provides convenient access to major highways, making it an ideal site for mixed-use development that can serve both the local community and the broader region.

Summit County has conducted extensive due diligence for the Cline Dahle property. These documents can be viewed at the following URL: <https://www.summitcountyutah.gov/901/Due-Diligence-Reports>. Additionally, the County has engaged with potentially impacted stakeholders to explore various potential uses and programming options for the property (see [Appendix 13](#)).

A consulting team from the University of Utah was also brought on board in 2017 to assist in further evaluating the property and refining potential programs and design alternatives. The Cline Dahle property presents a significant opportunity to address critical community needs, including market, workforce, and affordable housing, a transit center, and other essential community uses. These materials can be viewed here: <https://www.summitcounty.org/829/Cline-Dahle-Project>

Fire Station 35 property is owned by the Park City Fire Services District. The parcel numbers are HIP-1-A-X (.68 acres) and PP-49-G-1-X (.51 acres). Station 35 is situated on the south side of Interstate 80 at the base of the Pinebrook subdivision and houses four (4) firefighters. The address for this property is 2575 West Kilby Road, Park City, UT, 84098.

The County is currently not in possession of any due diligence reports for Station 35. The Park City Fire Services District (PCFSD) intends to issue its own RFP for the design of the Cline Dahle fire station, and this design process will proceed independently of the broader development RFP for the Cline Dahle site. Nevertheless, Summit County desires that the Development Team evaluate the potential redevelopment and/or use of the Station 35 property and the potential siting of new fire station within the boundaries of the Cline Dahle property. The PCFSD has provided their preferred locations which can be found in [Appendix 18](#).

The County's 2024 population is estimated at 43,630 and is expected to grow by 1,873 persons over the next ten (10) years. Employment is estimated at 35,635 jobs and is expected to grow by 7,596 jobs over the next ten (10) years.



## 02. Project Summary

### IV. Entitlements

Respondents shall be responsible for all aspects of the project including pre-development planning, environmental review and design. Upon the selection of the approved Conceptual Master Plan by the County Council, The Summit County Economic Development Department and the Summit County Community Development shall initiate a rezone of the Cline Dahle property that is consistent with the approved Conceptual Master Plan.

### V. Relationship to General Plan

The Snyderville Basin General Plan serves as a compilation of policies affecting both the Cline Dahle and Station 35 parcels. Proposed rezoning must be consistent with the Snyderville Basin General Plan.

The Snyderville Basin General Plan Mission Statement reads as follows:

*Summit County (the "County") hereby establishes the mission of the General Plan ("the Plan") for the Snyderville Basin (the "Basin") as follows: "to preserve natural open space and vistas, prevent suburban sprawl, and promote our mountain resort community" (the "Mission"). This Mission will be accomplished through well managed growth that clusters density into designated mixed use areas, protects the natural environment, and supports recreation. The result will allow for a community and an economy that are diverse, cohesive, and sustainable.*

Much of the Rasmussen Road Neighborhood is designated for Mixed-Use including the Cline Dahle property. The Station 35 property is designated as Mixed Residential.

### VI. Zoning and Rezoning

All the parcels included in this RFP are currently zoned **Rural Residential (RR)**. However, this zoning is not reflective of the current uses, nor is it consistent with the anticipated future growth patterns. Therefore, consideration should be given to future mixed-use and mixed residential developments with flexibility in design standards. It is anticipated that the selected Development Team will rezone the property to **Neighborhood Mixed-Use 1 (NMU-1)** and/ or **Community Commercial (CC)**. The County intends to amend the Neighborhood Mixed-Use 1 and the Community Commercial zoning district to allow for single family detached housing under certain conditions and/or the County and selected development team could also propose a new zoning district to accommodate the preferred development program.

#### Rural Residential Zone

- **Density:** In areas that are not already platted, or otherwise entitled, the base density shall be one unit per twenty (20) acres on developable lands and one unit per forty (40) acres on sensitive lands.
- **Building Height:** The maximum building or structure height shall be thirty-two feet (32').



## 02. Project Summary

### Neighborhood Mixed-Use 1 (NMU-1)

- **Density:** The maximum density in the NMU-1 shall be determined by the ability of the proposed development to meet all required development and performance standards and criteria set forth in the Snyderville Basin Development Code.
- **Building Height:** Unless otherwise permitted through the Master Planned Development (MPD) process, the maximum building height in the NMU-1 zone shall be forty-five feet (45').

### Community Commercial (CC)

- **Density:** The maximum density in the CC Zone shall be determined by the ability of the proposed development to meet all required development and performance standards and criteria set forth in the Snyderville Basin Development Code.
- **Building Height:** Maximum building or structure height shall be thirty-two feet (32').

Proposed dwelling units within the CC Zone will require securing a conditional use permit.

### Master Planned Developments (MPD)

Master Planned Development (MPD) is a comprehensive project design strategy. MPDs are intended to provide better opportunities to create projects that address site conditions, the characteristics of the surrounding properties, as well as community and market demands. The MPD process creates administrative tools to promote the efficient use of land resources as well as efficient public infrastructure and utility services. The goal of this strategy is to produce superior project design through flexibility and innovation to advance the goals of the Snyderville Basin General Plan and this code.

Required: Unless the property is subject to an approved development agreement, settlement agreement or consent agreement, the MPD process shall be required in all zones for the following applications:

5. Any application for a rezone;
  - A residential project with ten (10) or more units of density; and
6. Any new hotel or lodging project, commercial, retail, office, public, quasi-public, mixed use, or industrial project with ten thousand (10,000) square feet or more of gross floor area.

Once the planning commission or county council approves a Master Planned Development, the approval shall be put in the form of a development agreement reviewed by the county attorney's office.

### VII. Special Exceptions

The selected Development Team may find that the strict enforcement of the provisions of the Snyderville Basin Development Code may be unduly burdensome. Relief may be sought through the [Special Exception Process](#).

### VIII. Vision

- Cline Dahle will be a place where families and employees within Summit County can live, work, play, and recreate.
- It will be a place that is designed to be sustainable and with sensitivity to the surrounding neighborhoods.



## 02. Project Summary - Cline Dahle

### 2922 W RASMUSSEN RD

<b>Parcel ID:</b>	PP-46-A-X
<b>Land Area:</b>	19.2 Acres
<b>Use:</b>	Vacant
<b>Structures</b>	No
<b>Due Diligence Reports</b>	<a href="https://www.summitcounty.org/829/Cline-Dahle-Project">https://www.summitcounty.org/829/Cline-Dahle-Project</a>
<b>Physical Constraints</b>	Approximately 10 acres east of the sewer easement are undevelopable.
<b>Wetlands &amp; Drainage</b>	Wetlands, riparian zones, and drainage areas are present, particularly near East Canyon Creek and between parcels.
<b>Elementary School</b>	The site's location near the school may impact planning considerations.
<b>Slopes</b>	Steep slopes are present near drainage areas, particularly east of the northern and southern parcels.
<b>Wind</b>	Consistent winds from the northwest should inform building design.
<b>Noise</b>	The northern parcel is at a similar elevation to Interstate 80, leading to higher noise levels, while the southern parcel is quieter due to its lower elevation.
<b>Soil</b>	Groundwater is between 7.9-17.2ft below surface. Soil structure is silty clay, sand, and gravel. Supportive of a three-story structure. Soils report is in the additional materials.

### 2854 W RASMUSSEN RD

<b>Parcel ID:</b>	PP-46-C-X
<b>Land Area:</b>	10.4 Acres
<b>Use:</b>	Vacant
<b>Structures</b>	No
<b>Due Diligence Reports</b>	<a href="https://www.summitcounty.org/829/Cline-Dahle-Project">https://www.summitcounty.org/829/Cline-Dahle-Project</a>
<b>GIS Parcel Viewer</b>	<a href="https://summitcounty.maps.arcgis.com/apps/webappviewer/index.html?id=85c6c55514ae4d4f9218202e364fec73">https://summitcounty.maps.arcgis.com/apps/webappviewer/index.html?id=85c6c55514ae4d4f9218202e364fec73</a>



## 02. Project Summary - Cline Dahle

### OPPORTUNITIES

<b>Topography</b>	The property features gentle slopes and flat areas, ideal for development and optimal for solar design.
<b>Recreation</b>	Proximity to trails and recreation areas offers opportunities for both passive and active non-motorized recreation, including connections to the East Canyon Creek Corridor and regional trails.
<b>Views</b>	The property provides scenic views of nearby ridge lines, enhancing its appeal.
<b>Open Space</b>	Integration with surrounding open spaces aligns with the county's focus on preserving natural vistas and protecting critical lands.
<b>Transport and Infrastructure</b>	The site has excellent access to local and regional transportation networks, with utilities like water, sewer, gas, and cable readily available.
<b>Proximity to Services</b>	Nearby businesses, schools, and other amenities make the site ideal for residential and mixed-use development



# 02. Project Summary - Fire Station 35

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## 2575 W KILBY RD

<b>Parcel ID:</b>	PP-49-G-1-X
<b>Land Area:</b>	0.51 Acres
<b>Use:</b>	Fire Station 35
<b>Structures</b>	Yes
<b>Due Diligence Reports</b>	N/A
<b>GIS Parcel Map Viewer</b>	<a href="https://summitcounty.maps.arcgis.com/apps/webappviewer/index.html?id=85c6c55514ae4d4f9218202e364fec73">https://summitcounty.maps.arcgis.com/apps/webappviewer/index.html?id=85c6c55514ae4d4f9218202e364fec73</a>

## 2575 W KILBY RD

<b>Parcel ID:</b>	HIP-1-A-X
<b>Land Area:</b>	0.68 Acres
<b>Use:</b>	Fire Station 35
<b>Structures</b>	Yes
<b>Due Diligence Reports</b>	N/A
<b>GIS Parcel Map Viewer</b>	<a href="https://summitcounty.maps.arcgis.com/apps/webappviewer/index.html?id=85c6c55514ae4d4f9218202e364fec73">https://summitcounty.maps.arcgis.com/apps/webappviewer/index.html?id=85c6c55514ae4d4f9218202e364fec73</a>



## 02. Project Summary

### OPPORTUNITIES

<b>Topography</b>	The property features gentle slopes and flat areas, ideal for development and optimal for solar design.
<b>Recreation</b>	Proximity to trails and recreation areas offers opportunities for both passive and active non-motorized recreation.
<b>Views</b>	The property provides scenic views of nearby ridge lines, enhancing its appeal.
<b>Open Space</b>	Integration with surrounding open spaces aligns with the county's focus on preserving natural vistas and protecting critical lands.
<b>Transport and Infrastructure</b>	The site has excellent access to local and regional transportation networks, with utilities like water, sewer, gas, and cable readily available.
<b>Proximity to Services</b>	Nearby businesses, schools, and other amenities make the site ideal for residential and mixed-use development



## 03. Summit County Participation

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### 03

Proposals should explain its contemplated public/private partnership and summarize the key components and terms of the partnership. This will be an important consideration during the selection process and the Agreement to Negotiate Exclusively process.

The County will negotiate final terms of the public private partnership(s) with the selected Developer as part of the Development Agreement (“DA”) process.



## 04. Project Priorities

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# 04

The Cline Dahle - Station 35 RFP aims to catalyze significant private investment. Therefore, the following project priorities explain the expectations and outcomes that are most important to deliver. These priorities **serve as a guide** to developing a winning proposal and will be the evaluation criteria utilized in the selection process. Careful consideration and creative solutions in each priority area: Housing, Mobility, Sustainability, Site Planning/Architectural, and Fire Station 35 is expected.

Expectations are identified for each priority area.



# 04. Project Priorities

## I. Housing

Develop housing that fills gaps unmet by the private market.

Provide no more than 200 residential units (not including accessory residential units built over a detached garage) with a mix of studio, one-bedroom, two-bedroom, three-bedroom and four-bedroom units. Additional project densities could be awarded if the Concept Master Plan can effectively incorporate the **thirteen (13) neighborhood elements** in a project design acceptable to the Summit County Council. Summit County encourages developers to include both rental and home ownership opportunities in their development program.

Short Term Rentals (STRs) are to be prohibited within the proposed development.

Unit sizes should be as follows:

Studio Unit: =>400/SF; One Bedroom Unit: =>650/SF; Two Bedroom Unit: =>900/SF; Three Bedroom Unit: =>1,150/SF; Four Bedroom Unit: =>1,400/SF

### Housing Program

Upon rezoning, all of the parcels identified in this RFP are subject to the Snyderville Basin's Affordable Housing (Inclusionary Zoning) provisions. Summit County encourages the following housing percentages for projects that include Single-family detached, Single family attached and multi-family: 10% Single-family detached; 19% Single-family attached; and, 71% Multi-family for rent. If a respondent proposes to develop the site that would exclude traditional multifamily development, from the site, no less than 15% of the single-family attached and/or single-family detached units should be made available for rent. Percentages may be further refined based upon development cost pro forma and preferred site plan.

Summit County also recognizes that there is a critical need to ensure there are enough housing options for essential employees, such as teachers, healthcare professionals, and public servants, who contribute significantly to the community's well-being. Household incomes associated with these cohorts may exceed the income qualification thresholds associated with most state and federal and state housing programs =<80% AMI. As such, the targeted Area Median Income (AMI) distribution for deed restricted units are proposed as follows: 0-30% AMI = 1%; 31-60% AMI = 40%; 61-80% AMI = 21%; 81-100% = 25%; 101-120% = 7%; 121-150% = 6%. [Appendix 15](#), [Appendix 16](#), and [Appendix 17](#) are input-output models intended to aid respondents prepare their submittals.

### Household Distribution by Size

1 Person = 20%

2 Person = 39%

3+ Person = 41%

## 200

### housing units

Provide no more than 200 housing units with a mix of studio, one-bedroom, two-bedroom, three-bedroom and four-bedroom units, unless the Concept Master Plan can effectively incorporate the thirteen (13) neighborhood elements (see page 5) in a project design acceptable to the Summit County Council.



# 04. Project Priorities

## I. Housing

### Income Qualification/Maximum Rents IRS Section 42 (LIHTC)

LIHTC Income Limits for 2024 (Based on 2024 MTSP Income Limits)									
	Charts	60.00%	30.00%	40.00%	50.00%	60.00%	70.00%	80.00%	140.00%
1 Person	▲	64,260	32,130	42,840	53,550	64,260	74,970	85,680	89,964
2 Person	▲	73,440	36,720	48,960	61,200	73,440	85,680	97,920	102,816
3 Person	▲	82,620	41,310	55,080	68,850	82,620	96,390	110,160	115,668
4 Person	▲	91,800	45,900	61,200	76,500	91,800	107,100	122,400	128,520
5 Person	▲	99,180	49,590	66,120	82,650	99,180	115,710	132,240	138,852
6 Person	▲	106,500	53,250	71,000	88,750	106,500	124,250	142,000	149,100
7 Person	▲	113,880	56,940	75,920	94,900	113,880	132,860	151,840	159,432
8 Person	▲	121,200	60,600	80,800	101,000	121,200	141,400	161,600	169,680
9 Person	▲	128,520	64,260	85,680	107,100	128,520	149,940	171,360	179,928
10 Person	▲	135,840	67,920	90,560	113,200	135,840	158,480	181,120	190,176
11 Person	▲	143,220	71,610	95,480	119,350	143,220	167,090	190,960	200,508
12 Person	▲	150,540	75,270	100,360	125,450	150,540	175,630	200,720	210,756

LIHTC Rent Limits for 2024 (Based on 2024 MTSP/VLI Income Limits)									
Bedrooms (People)	Charts	60.00%	30.00%	40.00%	50.00%	60.00%	70.00%	80.00%	FMR
Efficiency (1.0)	▲	1,606	803	1,071	1,338	1,606	1,874	2,142	1,383
1 Bedroom (1.5)	▲	1,721	860	1,147	1,434	1,721	2,008	2,295	1,392
2 Bedrooms (3.0)	▲	2,065	1,032	1,377	1,721	2,065	2,409	2,754	1,807
3 Bedrooms (4.5)	▲	2,387	1,193	1,591	1,989	2,387	2,785	3,183	2,331
4 Bedrooms (6.0)	▲	2,662	1,331	1,775	2,218	2,662	3,106	3,550	2,525
5 Bedrooms (7.5)	▲	2,938	1,469	1,959	2,448	2,938	3,428	3,918	

### Income Qualification/Maximum Rents, IRS Section 142 Tax-Exempt Bond

Income Limits for 2024 (Based on 2024 MTSP Income Limits)							
	Charts	60.00%	30.00%	40.00%	50.00%	60.00%	140.00%
1 Person	▲	64,260	32,130	42,840	53,550	64,260	89,964
2 Person	▲	73,440	36,720	48,960	61,200	73,440	102,816
3 Person	▲	82,620	41,310	55,080	68,850	82,620	115,668
4 Person	▲	91,800	45,900	61,200	76,500	91,800	128,520
5 Person	▲	99,180	49,590	66,120	82,650	99,180	138,852
6 Person	▲	106,500	53,250	71,000	88,750	106,500	149,100
7 Person	▲	113,880	56,940	75,920	94,900	113,880	159,432
8 Person	▲	121,200	60,600	80,800	101,000	121,200	169,680
9 Person	▲	128,520	64,260	85,680	107,100	128,520	179,928
10 Person	▲	135,840	67,920	90,560	113,200	135,840	190,176
11 Person	▲	143,220	71,610	95,480	119,350	143,220	200,508
12 Person	▲	150,540	75,270	100,360	125,450	150,540	210,756

Rent Limits for 2024 (Based on 2024 MTSP Income Limits)							
Bedrooms (People)	Charts	60.00%	30.00%	40.00%	50.00%	60.00%	FMR
Efficiency (1.0)	▲	1,606	803	1,071	1,338	1,606	1,383
1 Bedroom (1.5)	▲	1,721	860	1,147	1,434	1,721	1,392
2 Bedrooms (3.0)	▲	2,065	1,032	1,377	1,721	2,065	1,807
3 Bedrooms (4.5)	▲	2,387	1,193	1,591	1,989	2,387	2,331
4 Bedrooms (6.0)	▲	2,662	1,331	1,775	2,218	2,662	2,525
5 Bedrooms (7.5)	▲	2,938	1,469	1,959	2,448	2,938	

# 04. Project Priorities

## I. Housing

### Home Ownership - Maximum Price

Experts generally say that the maximum a family should pay for housing is 30% of their gross income. Any more than 30%, and a family is considered cost-burdened, which means they often find themselves making tough choices when it comes to other needs. Therefore, Respondents are required to include the following inputs when pricing homes for sale. Use [Appendix 17](#) to calculate the maximum price.

- 5% down payment
- Interest Rate (Utah Housing Corporation FirstHome rate)
- Estimated Annual Property Taxes
- Annual Insurance
- Private Mortgage Insurance
- Est. Monthly Master HOA Common Charges
- Est. Monthly Project HOA Fees

### Restrictive Covenants and Deed Restrictions

Respondents shall enter into a Restrictive Use Agreement with restrictive covenants on the deed restricted housing units that run with the land up to a maximum of sixty (60) years, including survival in the event of foreclosure or bankruptcy.

Respondents should also identify a monitoring agent responsible for maintaining the goals and affordability terms associated with their project. A sample Housing Agreement and associated Deed Restriction are included as [Appendix 9](#) and [Appendix 10](#).



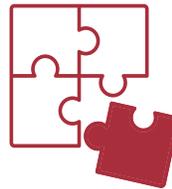
### Minimum Expectations

Thoughtful design that improves resident quality of life.

Executed Housing Agreement.

Executed Deed Restrictions.

20% Inclusionary Obligation



### Visionary Outcomes

More units offered at the lower AMI thresholds or price points.

Inclusion of Employer Assisted Housing Programs

Increased open space and other amenities

50% Inclusionary Obligation

Demonstrate the ability to develop creative financial housing strategies to achieve a range of unit prices and affordability levels, including deeply affordable. This may include, but is not limited to, federal and state LIHTC.

# 04. Project Priorities

## II. Mobility

Make it easier to bus, bike and walk, because our residents must be able to connect to opportunities when and where they exist.

Walkability refers to how friendly a place is for walking. It means providing spaces where people feel safe walking, supporting opportunities to make meaningful and active trips by foot, and creating an environment where people choose to walk because it is convenient and enjoyable. Creating walkable places can facilitate significant improvements in the social fabric, health and economic well being of the neighborhood. **Cline Dahle should be a development where people can circulate without cars.**

Walkability also implies accessibility-the ability of people of various abilities and ages to safely navigate the pedestrian network. Everyone in Summit County is a pedestrian. This includes people walking, running, or using a wheelchair or other mobility device. It includes people going to work and school, jogging, shopping, catching the bus, or walking to their car. The term "walking" - as used in this document - includes all these forms of travel, for all purposes, and by all people.

Public transportation access, pedestrian and bicycle pathways, and accessibility and integration should be prioritized within the Cline Dahle property.

### Parking

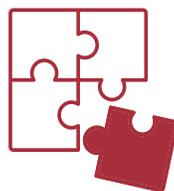
The high cost of consolidating parking into structures continues to stymie infill development and contribute to the increasing price point of housing. Respondents should address the parking need associated with their project both as to need and how it complies with the Snyderville Basin Development Code. Future parking studies may be necessary to justify "exceptions", etc.



### Minimum Expectations

Include a bus transit stop.

Comply with Snyderville Basin Development Code parking requirements.



### Visionary Outcomes

Integrate an affordable secure bicycle storage facility.

Demonstrates an ability to enhance connectivity from the property to surrounding neighborhoods, including trails, public transportation access, and facilities.

Shared-use public parking and mobility infrastructure that supports, more housing, reduced infrastructure costs and shared mobility resources.



## 04. Project Priorities

# III. Sustainability

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Summit County is committed to ensuring that the development of the Cline Dahle property adheres to the highest standards of sustainability. Proposals should incorporate a range of technologies and design theories that promote climate resilience and environmental stewardship at the neighborhood, site and building level.

**Climate Resilient Development:** Proposals should address how the project will withstand and adapt to the impacts of climate change, ensuring long-term viability, health, and safety for residents and users.

**Decarbonized and All-Electric:** The development should prioritize decarbonization efforts, aiming to minimize or eliminate reliance on fossil fuels. All-electric building systems are strongly encouraged to reduce greenhouse gas emissions.

**Geothermal and Net Zero Energy:** The use of geothermal energy for heating and cooling, along with designs that target net-zero energy consumption, will be viewed favorably. These measures contribute to the County's goals of reducing carbon footprints and promoting sustainable energy use, and can help create a more truly affordable lifestyle for residents in the long-term.

**Passive Design:** Incorporate passive design strategies that optimize natural light, ventilation, and thermal performance, reducing energy consumption and enhancing the comfort of occupants.

**Minimized Life Cycle Impacts:** Consideration should be given to the entire life cycle of materials and systems used in the development, from construction to operation and eventual decommissioning. Minimizing environmental impacts at every stage is and the use of materials that promote health indoor environmental quality is critical.

**Ecologically Sensitive Development:** Proposals should protect and enhance the local ecosystem. This includes careful site planning to minimize disruption to natural habitats and the integration of green spaces that promote bio diversity.

**Dark Sky Compliance:** Designs must meet dark sky codes to reduce light pollution and preserve the natural night environment, which is a key value in Summit County.

**EV Readiness:** Proposals should include plans for electric vehicle (EV) infrastructure, ensuring that the development is equipped to support the growing demand for electric vehicles with appropriate charging facilities.

**Active and alternative transportation:** Proposals should describe how using active and alternative modes of transportation will be made simple for residents, promoting the emissions reduction, physical and mental health, and quality of life benefits of reduced reliance on single occupancy vehicles.

# 04. Project Priorities

## III. Sustainability



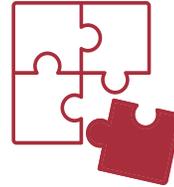
### Minimum Expectations

Integration of recycling facilities and/or operations.

Water conservation by using low flow/usage appliances and fixtures which meet the EPA WaterSense standard.

Meet the adopted Summit County Building Code(s).

Dark Sky Compliance: Designs must meet dark sky codes to reduce light pollution and preserve the natural night environment, which is a key value in Summit County.



### Visionary Outcomes

Integrate composting facilities and operations

The development should prioritize decarbonization efforts, aiming to minimize or eliminate reliance on fossil fuels. All-electric building systems are strongly encouraged to reduce greenhouse gas emissions.

The use of geothermal energy for heating and cooling, along with designs that target net-zero energy consumption, will be viewed favorably.

EV Readiness: Proposals should include plans for electric vehicle (EV) infrastructure, ensuring that the development is equipped to support the growing demand for electric vehicles with appropriate charging facilities.

Passive Design: Incorporate passive design strategies that optimize natural light, ventilation, and thermal performance, reducing energy consumption and enhancing the comfort of occupants.

## 04. Project Priorities

# IV. Site Planning and Architecture

Elevate the architecture and site planning within the Cline Dahle property because an exceptional built environment enhances quality of life and strengthens our community's identity. Proposals should express sustainable development through aspirational architecture that challenges the status quo and exemplifies what is possible.



### Minimum Expectations

Thoughtful design that improves resident quality of life.

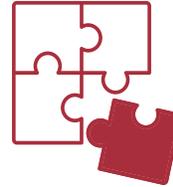
Integration of public art.

Meet the adopted Summit County Building Code(s).

Integrate park space that serves the proposed development.

### Open Space

Approximately 10 acres of non-buildable property east of the sewer easement and the identified wetlands are to remain open space.



### Visionary Outcomes

Integrate the thirteen (13) neighborhood elements beginning on page five (5) of the RFP.

Embrace density and provide for activities conducive to a compact mixed-used neighborhood and or traditional neighborhood development.

Activate the streets by providing active ground floor uses, furnishings and other engaging elements.

Demonstrates an ability to incorporate public-use amenities as a part of the overall project for public benefit, including community-focused gathering spaces and pathways.

Aspirational architecture that integrates "green" architecture features and systems.

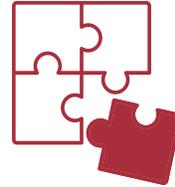


# 04. Project Priorities

## V. Fire Station 35

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Summit County desires that the Development Team evaluate the potential redevelopment and/or use of Fire Station 35 property and the potential siting of new fire station within the boundaries of the Cline Dahle property.



### Visionary Outcomes

Presents potential redevelopment strategies for Fire Station 35.

Potential siting of new fire station within the boundaries of the Cline Dahle property.



### Minimum Expectations

Complete due diligence activities for Fire Station 35 (ALTA survey, title report, soils report, appraisal, etc).



# 05. Submission Process

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## 05

### I. Registration Not Required

Registration is not required to submit a proposal. If you are interested in receiving email updates from Summit County when additional information pertaining to the RFP is made available, please contact Summit County and provide the email address or email addresses that wish to receive updates.

### II. Proposal Submission

Utilize a commonly available file-share service such as Dropbox, WeTransfer, or Google Drive. Send the link to your proposal by email to Jeffrey B. Jones, AICP at [jjones@summitcountyutah.gov](mailto:jjones@summitcountyutah.gov).

The required submittal documents (some of which must be signed and dated) must be organized into separate PDF or Excel files for each of the thirteen (13) sections shown below in "Required Submission Materials." Name each PDF file with a unique identifier for that section. EXAMPLE: the first file should be named "1: Cover Sheet (Required with Submittal)", the next file "2 Required Acknowledgement & Release (Required with Submittal)", and so on.

Summit County **takes no responsibility for submittals received late or incomplete in any way.**

Respondent assumes full responsibility for the timely submittal of all proposal documents via the email process.

### III. Questions; Contact Information

Respondents may contact Summit County with written questions or requests to access the project site by sending an email to Jeffrey B. Jones, AICP at [jjones@summitcountyutah.gov](mailto:jjones@summitcountyutah.gov) submitted before the RFP Questions and Clarifications deadline. All questions shall be submitted in writing by 2:00 p.m. on Friday, January 31, 2025. Respondents will receive a response posted online at <https://www.summitcounty.org/2539/Requests-for-Proposal>. Individuals who pose questions will not be identified in responses.

### IV. Modification or Withdrawal of Proposal

A proposal may be modified or withdrawn prior to the submission deadline set forth herein.



# 05. Submission Process

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## V. Required Submission Materials

The Proposal format described here is meant to allow uniform review and easy access to information by Summit County. Proposals should conform to the requested format as much as possible.

### **PLEASE INCLUDE THE FOLLOWING TWELVE (12) ITEMS ARRANGED IN THE FOLLOWING ORDER:**

#### **1. The Cover Sheet, Appendix 1**

Download the Cover Sheet, under Appendices, fill out and sign. The individual listed on the Cover Sheet will be the point of contact if additional information or clarification on the submitted proposal is required.

#### **2. Acknowledgement & Release, Appendix 2**

Download the Acknowledgement & Release Agreement under Appendices, fill out and sign.

#### **3. Development Budget Form, Appendix 3a and 3b**

Appendix 3A and 3B is an Excel file and should be submitted as an Excel file. The Development Budget should include all development expenses associated with the project, **including proposed Summit County financial participation**. The total development cost provided in the Development Budget Form should match the proposed project's Financial Sources Form.

#### **4. Financial Sources Form, Appendix 4 (not required at the Conceptual Master Plan Phase)**

Appendix 4 is an Excel file and should be submitted as an Excel file. The total development cost provided in the Development Budget Form should match the proposed project's Financial Sources Form. Summit County realizes that financial sources may not be solidified at this point in the process.

#### **5. Development Program Form, Appendix 5a and Appendix 5b**

The Development Program Form is attached as Appendix 5A and 5B is an Excel file and should be submitted as an Excel file.

#### **6. Affidavit of Legal Interest.**

Proposals that include additional property, not owned by Summit County, must complete an Affidavit of Legal Interest form. Download the Affidavit of Legal Interest ([Appendix 12](#)) and execute the document as instructed.



# 05. Submission Process

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## 7. Project Narrative

The Project Narrative should explain the proposed project. Describe how it accomplishes the RFP's Project Priorities. Articulate the public benefits created by the public private partnership. Summarize the private investment objectives and the economic development benefits that it creates. It should be no more than 1,500 words in length and can incorporate images, diagrams, and tables. Be sure to address each Minimum Expectation and, if applicable, Visionary Outcome listed in the Project Priorities: Housing, Mobility, Sustainability, Site Planning/Architectural Design and Fire Station 35. Project Narratives should also discuss the proposal's anticipated adherence to or variance from the Snyderville Basin's Development Code. The project narrative should also include a discussion of the (13) neighborhood elements identified on page 5.

## 8. Development Team Information

- a. Provide the name, title, and organization of each: developer, architect, engineer, contractor, and proposed development legal entity, included on the Development Team. Include address, phone numbers and email contacts.
- b. Provide a Development Team organizational chart that also describes the development legal entity.
- c. Indicate whether the development entity has been formed and is registered with the State of Utah. If it has not yet been legally formed, please indicate when it will be formed.
- d. Provide three professional references including name, title, email, and phone number. References cannot be a member of the Development Team.
- e. Include financial statements proving the Development Team's financial capacity to deliver the proposed project (**will be required at the Agreement to Negotiate Exclusively (ANE) phase.**
- f. A "letter of creditworthiness" from a financial institution(s) which describes prior credit relationships, prior lending history/amounts/ range, anticipated parameters for lending on the proposed project, and confirms the member or entity is not in default is acceptable in lieu of or, in addition to, another form of a financial statement (**will be required at the Agreement to Negotiate Exclusively (ANE) phase.**

## 9. Portfolio / Résumé

List and briefly describe relevant projects that the Development Team, together, has completed and/or has underway. Additionally, provide a portfolio or resume exemplifying relevant experience for each organization: developer, architect, and contractor.



## 05. Submission Process

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### 10. Proposed Terms of Summit County Participation

Provide a description of the proposed Summit County participation included in the proposal. Include information about key terms such as:

- Anticipated costs should be provided on the Development Program Form, as found in Appendix 5A and 5B.

### 11. Development Timeline

A preliminary development timeline is required and must include major milestones including but not limited to rezoning of the property, planning and zoning approval, any additional land use entitlements, loan closings,

### 12. Project Drawings

For the Concept Master Plan phase, please follow the instructions outlined on page 31 of this RFP. **A technical drawing set is not required with this submittal.**



## 06. Proposal Evaluation

# Evaluation Criteria

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# 06

The evaluation criteria in this section represent the County's priorities and will be used as a basis for selection of the strongest proposal. A proposal that meets the Minimum Expectations may be awarded up to 190 points. Up to 185 additional points may be awarded upon how well a proposal accomplishes the Visionary Outcomes. A total of 435 points are possible.



## 06. Proposal Evaluation

# Evaluation Criteria

Criteria	Points
<b>DEVELOPMENT TEAM</b>	
Expertise developing and financing mixed-use and mixed Income housing and experience designing high performance buildings with a track record of producing aspirational architecture as well as strong public engagement skills.	25
<b>PROJECT DEVELOPMENT TIMELINE</b>	
Achievable and expeditious plan to accomplish pre-development, entitlements, construction, and occupancy. Alignment with Summit County's development schedule.	15
<b>PUBLIC PRIVATE PARTNERSHIP</b>	
Respondents shall provide in their proposal the clear benefits to the County from the asset monetization of the County's/PCFSD assets.	20
<b>HOUSING</b>	
<b>Minimum Expectations:</b> No more than 200 residential housing units on the Cline Dahle property (unless the Concept Master Plan can effectively incorporate the thirteen (13) neighborhood elements (see page 5) in a project design acceptable to the Summit County Council. Provide a balanced mix of unit types; rezoned to Community Commercial. Additional housing units deed restricted for AMIs between 81%-120%. Thoughtful design and amenities that improve resident quality of life.	80
<b>Visionary Outcomes:</b> No more than 200 residential housing units on the Cline Dahle property unless the Concept Master Plan can effectively incorporate the thirteen (13) neighborhood elements (see page 5) in a project design acceptable to the Summit County Council. Rezoned to NMU-1. Additional housing units deed restricted for AMIs between 81%-120%. More units offered at the lower price points. Demonstrates an ability to develop creative financial housing strategies to achieve a range of unit prices and affordability levels, including deeply affordable. This may include, but is not limited to, federal and state LIHTC.	70
<b>MOBILITY</b>	
<b>Minimum Expectations:</b> Make it easier to bus, bike and walk, to connect people to opportunities when and where they exist. Includes a bus transit stop. Comply with Snyderville Basin Development Code parking requirements.	50
<b>Visionary Outcomes:</b> Integrate an affordable secure bicycle storage facility. Shared-use public parking and mobility infrastructure that supports: more housing, reduced infrastructure costs, and shared mobility resource for the Cline Dahle neighborhood. Demonstrates an ability to enhance connectivity from the property to surrounding neighborhoods, including trails, public transportation access, and facilities.	35



## 06. Proposal Evaluation

# Evaluation Criteria

Criteria	Points
<b>SUSTAINABILITY</b>	
<b>Minimum Expectations:</b> Integration of recycling facilities and/or operations. Water conservation by using low flow/usage appliances and fixtures which meet the EPA WaterSense standard. Meet the adopted Summit County Building Code(s).	<b>20</b>
<b>Visionary Outcomes:</b> Include composting facilities and operations. The development should prioritize decarbonization efforts, aiming to minimize or eliminate reliance on fossil fuels. All-electric building systems are strongly encouraged to reduce greenhouse gas emissions. The use of geothermal energy for heating and cooling, along with designs that target net-zero energy consumption, will be viewed favorably. EV Readiness: Proposals should include plans for electric vehicle (EV) infrastructure, ensuring that the development is equipped to support the growing demand for electric vehicles with appropriate charging facilities. Passive Design: Incorporate passive design strategies that optimize natural light, ventilation, and thermal performance, reducing energy consumption and enhancing the comfort of occupants.	<b>15</b>
<b>SITE PLANNING AND ARCHITECTURE</b>	
<b>Minimum Expectations:</b> Thoughtful design that improves resident quality of life. Integration of public art. Integrate park space that serves the residents.	<b>20</b>
<b>Visionary Outcomes:</b> Integrate the thirteen (13) neighborhood elements as outlined on page 5 of the RFP. Embrace density and provide activities conducive to a compact mixed-used neighborhood. Activate the streets by providing active ground floor uses, furnishings and other engaging elements. Aspirational Architecture that integrates "green" architecture features and systems.	<b>50</b>
<b>FIRE STATION 35</b>	
<b>Minimum Expectations:</b> Minimum Expectations: Complete due diligence activities for Fire Station 35 (ALTA survey, title report, soils report, appraisal, etc.).	<b>20</b>
<b>Visionary Outcomes:</b> Potential redevelopment and/or use of Fire Station 35 property. Potential siting of new fire station within the boundaries of the Cline Dahle property.	<b>15</b>



# 07. Proposal Selection

## Selection Process

# 07

Summit County envisions a five-step process for selection of a proposal for the project site(s).

### Step 1: Request for Proposals

The RFP will be advertised locally in the Salt Lake Metros Area posted on the Summit County website and noticed to known and interested parties.

The RFP will be closed on **March 24, 2025 at 3:00pm**, local time.

### Step 2: Conceptual Master Plan

Respondents shall be responsible for the development of a Concept Master Plan. A conceptual master plan shall be developed in sufficient detail to show the location and configuration of the proposed uses, buildings, access and circulation roads, parking areas, pedestrian paths and trails, reserved landscape areas, formal and or informal outdoor recreation spaces.

**Individual building designs are not required at this stage; however, the schematic site plan(s) should indicate building footprints for the different residential building types proposed (detached single family, attached single family, multifamily) together with massing studies in the form of outline/schematic elevation and sections to demonstrate overall heights and building volumetrics.**

The estimated housing type and number of units shall also be included. Respondents shall also identify any areas suitable for commercial development and estimate amount and type of commercial development that would support the residential and recreational aspects of the project.

Respondents shall also explain how the Concept Master Plan responds to prior site studies, and community input (see [Community Comments - August 7th Staff Report](#))

Respondents shall consider each of the following and comment how each may have impacted your design approach:

1. **Review of prior Site Analysis:**



# 07. Proposal Selection

## Selection Process

- Topography: existing terrain, identifying slopes, elevation changes, and potential drainage issues.
- Vegetation: Existing upland and wetlands, natural vegetation, preservation and potential use.
- Utilities: existing utility lines (power, water, sewer) and potential access points.
- Environmental Factors: environmental concerns, floodplains, soil conditions, and wildlife habitats.

### 2. Existing and proposed Zoning and Use Designation:

- Residential: estimate potential density, mix and type of housing
- Commercial: Identify areas suitable for retail, office space, or other commercial uses.
- Recreational: Designate areas for parks, playgrounds, walking trails, or open green spaces.

### 3. Circulation and Access:

- Main Access Roads: Designate primary entry points to the site, considering traffic flow and potential future development. Plan internal circulation to connect different zones within the site, ensuring accessibility while minimizing disruption to natural features.
- Pedestrian Paths: Integrate walking trails and pathways for residents and visitors to access amenities and enjoy the open space.
- Transit access and amenities

### 4. Open Space and Amenities:

- Dedicate areas for natural vegetation, wildlife corridors, and potential buffer zones.
- Community Gathering Spaces: Design designated areas for picnics, community events, or outdoor recreation.
- Water Features: Incorporate ponds, rain gardens, or other water management features to enhance aesthetics and manage stormwater.

### 5. Sustainability Considerations:

- Energy Efficiency: Explore potential for renewable energy sources (solar panels) and energy-efficient building designs.
- Water Conservation: Implement strategies to minimize water usage, such as rainwater harvesting and drought-tolerant landscaping.
- Waste Management: Plan for recycling and waste disposal systems.

### 6. Phased Development:



# 07. Proposal Selection

## Selection Process

- **Prioritization:** Identify which areas to develop first based on immediate needs and potential funding.
- **Flexibility:** Design a plan that can adapt to future changes in needs and market conditions.

### Step 3: Evaluation of Proposals

Proposals received prior to the submission deadline will be reviewed by Summit County staff to confirm they meet the RFP's submittal requirements. The respondent will be notified in writing if the proposal is deemed incomplete and no further review will occur. County staff will continue review all proposals that meet the submittal requirements and deliver preliminary findings report to the County Council.

At its discretion, the Summit County Council may choose to establish a Selection Committee. Respondents may be asked to present to the Selection Committee or to the full County Council at a public meeting. Proposals will be judged based on the written submittals, presentations, and requested supplemental information, as applicable. The Summit County Council reserves the prerogative to interview or not interview respondents, and reserves the right to conduct its fact finding and deliberation period as it determines necessary to evaluate proposals.

At a public meeting, The Summit County Council will select a proposal to advance to Step 4, and if applicable, determine the final ranking of other qualified proposals. Summit County Council if the proposed development team successfully complete steps 3 and 4, on the following pages.



## 07. Proposal Selection

# Selection Process

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### **Step 4: County Initiated Rezone/Agreement to Negotiate Exclusively**

Upon approval of the Conceptual Master Plan, Summit County shall initiate a rezone of the subject property to implement the Conceptual Master Plan. Concurrently, the Summit County Council shall work towards the execution of an Agreement to Negotiate Exclusively with the selected development entity. The Summit County Council has sole authority to approve an ANE but is not obligated to consider or approve an ANE under this RFP.

**Design Refinement:** The ANE allows time for project design and details to be refined and specific development terms to be considered. It is the County's expectation during this period that, while elements of the design may change, design features will function in the way they were initially proposed.

**Financial Feasibility:** Once a proposal is selected, additional work will be done to determine the financial feasibility and form of public private partnership. Required information may include financial statements from principals in the development entity and equity partners and related financial-credit information. Criminal background checks may be required.

**Next Steps:** The ANE also sets a schedule for reaching an agreement which may lead to a Ground Lease ([Appendix 8](#)) and or Disposition and Development Agreement (DDA) ([Appendix 7](#)), a Public/Private Partnership ("P3") Agreement, where County and developer co-own all or portions of the project, or a Master Development Agreement ("MDA") where County retains ownership and developer provides its services for a fee.



# 07. Proposal Selection

## Selection Process

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### Step 5: Development Agreement (DA)

If an ANE was entered into with a selected developer, Summit County may then prepare a DA that describes in detail the requirements and conditions precedent to implement the selected development proposal structure. The selected proposal will include a Schedule of Performance. Summit County may require certain measures such as a performance bond, developer guaranty or other mechanism to increase the probability for the successful completion of the project.

Upon satisfaction of all requirements, the negotiated DA returns to the Summit County Council for its final approval and selection of the RFP competitive selection process winner. The Summit County Council has sole authority to approve a sale, lease, public/private partnership (P3) agreement and/or a master development agreement, but is not obligated to consider or approve any agreement under this RFP.

### Other Agreements

- Restrictive Use (Housing Agreement/Deed Restrictions) with restrictive covenants on the affordable housing units that run with the land up to a maximum of sixty (60) years, including survival in the event of foreclosure or bankruptcy ([Appendix 9](#) and [Appendix 10](#)).
- Easement Agreement that ensures public pedestrian access around and through the property is maintained.



## 08. Events and Dates

# Schedule

# 08

Event	Date
Research, Collaborate, and Draft Request for Proposals	August - December 2024
Summit County Council Review and Approval of RFP	December 2024
Issue and Promote RFP	January 06, 2025
Questions from Respondents re: RFP	January 31, 2025
Deadline for Proposals	March 24, 2025
County Review/Fact Finding on all Proposals	April 24, 2025
Selection and Award and begin Agreement to Negotiate Exclusively process	May 8, 2025
County Staff to Initiated Rezone	May 16, 2025
Finalize Agreement to Negotiate Exclusively	June 19, 2025
Rezone of Property Approved by County Council	October 15, 2025
Negotiation, Finalize Development Agreement Completion	October 24, 2025
County Council Approval of Development Agreement	November 5, 2025
Project Implementation	November 10, 2025

*\*Schedule is preliminary and subject to change. It is included to provide an idea of the timeframe in which this project may move through the approval process.*



## 09. Details

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# 09

### Summit County Discretion and Authority

Disclaimers Summit County reserves the right to act in the public best interest and reserves the right to waive any formalities or defects as to form, procedure, or content with respect to this RFP and any irregularities in the proposals received, to request additional data and information from any and all Respondents, to reject any submissions based on real or apparent conflict of interest, to reject any submissions containing inaccurate or misleading information, and to accept the proposal or proposals that are in the best interest of Summit County. The issuance of this RFP and the receipt and evaluation of proposals does not obligate Summit County to select a company nor award a contract. Summit County may in its discretion cancel, postpone, or amend this RFP at any time without liability—**unless otherwise negotiated as part of the Exclusive Right to Negotiate process.**

### Public Nature of RFP Submissions

All submittals will be treated as public records in accordance with the requirements of the Government Records Access and Management Act, Title 63G, Chapter 2 of the Utah Code ("GRAMA") unless otherwise designated by the Respondent pursuant to Utah Code § 63G-2-309, as amended. The burden of claiming an exemption from disclosure shall rest solely with each Respondent.

Respondent shall submit any materials for which Respondent claims a privilege from disclosure marked as "Confidential" and accompanied by a statement from Respondent supporting the exemption claim. Summit County shall make reasonable efforts to notify Respondent of any GRAMA requests for documents submitted under an exemption claim. Respondent waives any claims against Summit County related to the disclosure of any materials pursuant to GRAMA.

Please note the following: Respondent must not stamp all materials confidential. Only those materials for which a claim of confidentiality can be made under GRAMA, such as trade secrets, pricing, non-public financial information, etc., should be stamped. Respondent must submit a letter stating the reasons for the claim of confidentiality for every type of information that is stamped "Confidential."

Generally, GRAMA only protects against the disclosure of trade secrets or commercial information that could reasonably be expected to result in unfair competitive injury. Failure to timely submit a written basis for a claim of "Confidential" may result in a waiver of an exemption from disclosure under GRAMA.

For convenience, a Business Confidentiality Request Form ("BCR Form") is attached to this RFP as [Appendix 11](#). Respondents must submit a completed BCR Form at the time of submission of any statement.



## 09. Details

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# 09

### Ethics

By submission of a statement, Respondent represents and agrees to the following ethical standards: Representation Regarding Ethical Standards: Respondent represents that it has not: (1) provided an illegal gift or payoff to a county officer or employee or former county officer or employee, or his or her relative or business entity; (2) retained any person to solicit or secure this contract upon an agreement or understanding for a commission, percentage, or brokerage or contingent fee, other than bona fide employees of bona fide commercial selling agencies to secure business; (3) knowingly breached any of the ethical standards set forth in the County's conflict of interest policies.



# 10. Appendices

## 10

1	Cover Sheet (Required with Submittal)
2	Required Acknowledgement & Release (Required with Submittal)
3a	Preliminary Budget Form Cline Dahle (Required with Submittal)
3b	Preliminary Budget Form Station 35 (Required with Submittal)
4	Financial Sources Form (Required with the Agreement to Negotiate Exclusively)
5a	Cline Dahle Development Program Form (Required with Submittal)
5b	Station 35 Program Form (Required with Submittal)
6	Sample Agreement to Negotiate Exclusively
7	Sample Summary of Disposition and Development Agreement
8	Sample Ground Lease
9	Sample Housing Agreement
10	Sample Deed Restrictions
11	Business Confidentiality Request Form (Required with Submittal)
12	Affidavit Of Legal Interest (Required with Submittal for Fire Station 35)
13	Community Comments - August 7th Staff Report
15	Neighborhood Mixed Use AUE Calculations
16	Community Commercial AUE Calculations
17	HUD AMI Maximum Price and Maximum Rent Spreadsheet