

Park City Tech Center

A Dave Thomas History



2000

- Completed application under 1995 Code submitted for approximately 1.4 million square feet of mixed density.
- Planning commission work sessions and public hearings conducted but application was put on hold at request of property owner PRI.
- Although application considered still “active” in 2007-2008, no final approval granted.



Illustrative Plan Concept/Site Plan

KIMBALL JUNCTION
Summit County, Utah

PR
SHEET 1



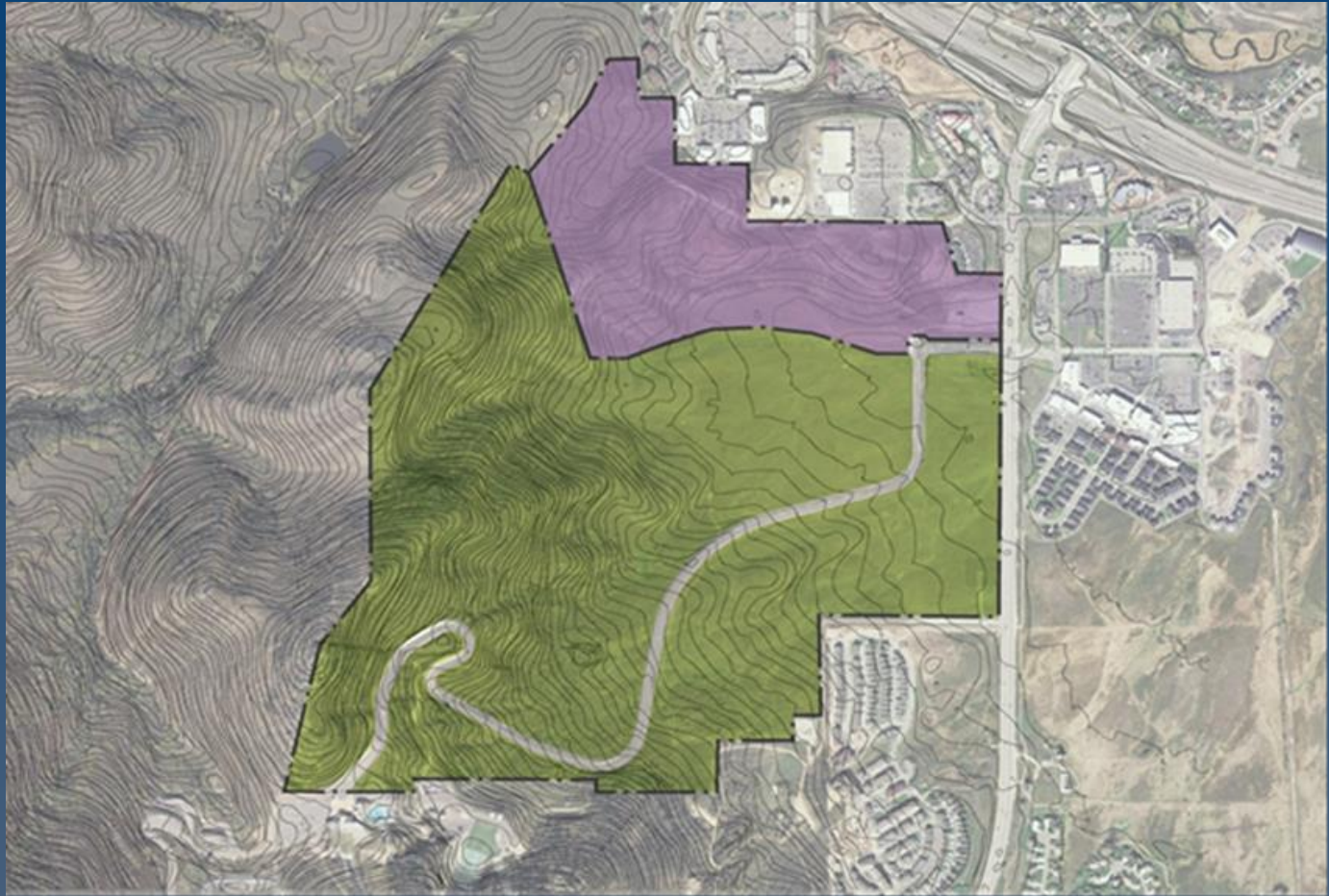
PREPARED BY:
TBI
1000 WEST 1000 SOUTH, SUITE 100
SALT LAKE CITY, UT 84119
TEL: 801.466.1111
WWW.TBI-UTAH.COM

DATE: 5.14.06

2007-2008

- BOSAC approached PRI with offer to purchase all 442 acres for \$25 million. The Offer was rejected.
- Boyer entered into purchase option with PRI for property and entered into talks with County regarding current application, open space and possible new project.





December 2008 New Development Agreement

- Density reduced to 1 million square feet
- Affordable housing provided
- 316 acres of open space purchased/preserved at discounted rate
- Trails created
- Transit Center built
- Uses restricted



Use Table – Summit Research Park

- Permitted Uses:
 - Laboratories, offices, and prototype production facilities related to research facilities and technology.
 - Sports medicine related uses, including research and treatment facilities (no hospital allowed).
 - Incidental retail uses support of the above, such as restaurants or shops primarily for the convenience of employees or businesses at the park.
 - Churches
 - Utility Facilities, Water lines, Sewer lines, Power Substations and Distribution Facilities

- **Conditional Uses:**
 - Sewage Treatment Facilities
 - Offices and/or research facilities for outdoor product oriented companies
 - Public Service Facilities
 - Chamber Bureau Visitor's Center
 - Transit Facilities



Current

- Because of Open Space preservation and affordable housing, new application would be limited to the 89 acres set aside for development in 2008 Development Agreement.
- Analysis of new project would be subject to current code.

