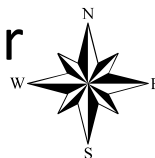


Source: Esri, Vantor, Earthstar Geographics, and the GIS User **Underlying Zoning**



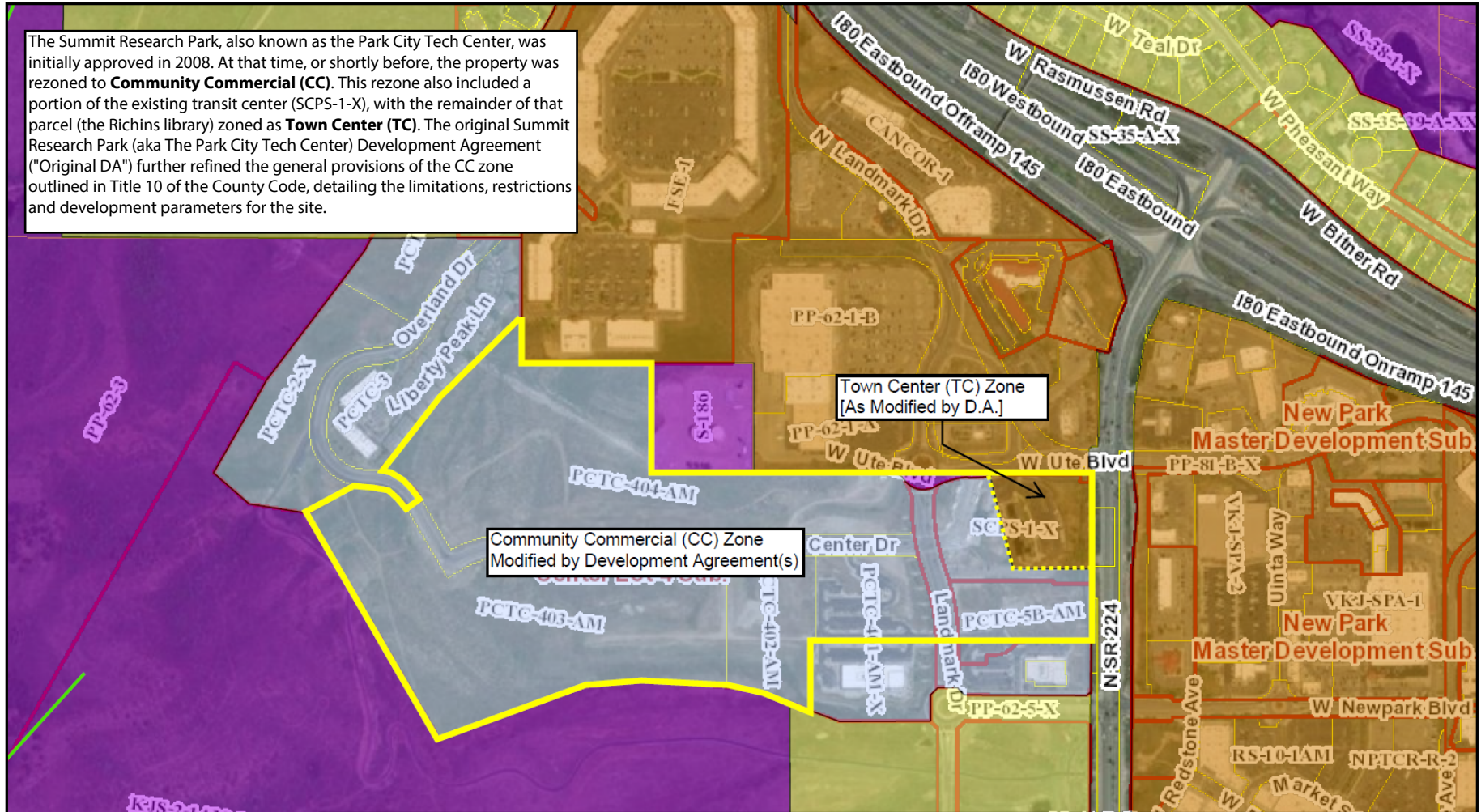
Summit County Parcel Viewer

Summit County Parcel Viewer Application



This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information and data obtained from various sources, including Summit County which is not responsible for its accuracy or timeliness.

The Summit Research Park, also known as the Park City Tech Center, was initially approved in 2008. At that time, or shortly before, the property was rezoned to **Community Commercial (CC)**. This rezone also included a portion of the existing transit center (SCPS-1-X), with the remainder of that parcel (the Richins library) zoned as **Town Center (TC)**. The original Summit Research Park (aka The Park City Tech Center) Development Agreement ("Original DA") further refined the general provisions of the CC zone outlined in Title 10 of the County Code, detailing the limitations, restrictions and development parameters for the site.



Town Center (TC) Zone
[As Modified by D.A.]

Community Commercial (CC) Zone
Modified by Development Agreement(s)

During the 2025 General Legislative Session, the Utah Legislature enacted **Senate Bill 26 (SB 26)**, signed into law by the Governor on March 12, 2025. SB 26 amended Utah Code §63N-3-603, part of the Housing and Transit Reinvestment Zone Act. This had the effect of rezoning the Mixed-Use Development. [see also Section 3 and Section 4 of HTRZ application submittal for more detailed analysis]

Densities

- (i) **Residential.**
 - (a) **A maximum number** of dwelling units (as defined in Utah Code §63N-3-602(14)) equal to thirty (30) multiplied by the total acres of developable area (as defined in Utah Code §63N-3-602(13)) within the mixed-use development dedicated exclusively to residential uses; **or**
 - (b) A maximum number of dwelling units equal to fifteen (15) multiplied by the total acres of the mixed-use development. [§63N-3-603(8)(d)(i)(A)(II)]**
[60.26 x 15 = 903 (maximum) Proposed 885 dwelling units]
 - (c) **At least thirty-three percent (33%)** of the dwelling units as **affordable** housing (as defined in Utah Code §63N-3-602(1)).
[proposed 400/885 45% "Affordable", 500/885 56% deed restricted]
- (ii) **Commercial.** Commercial uses including office, retail, educational, and healthcare in support of the mixed-use development constituting **no more than one third (1/3)** of the total planned gross building square footage of the subject parcels. [Proposed 359,500 /1,274,800 = 28.2%.]

§63N-3-603(8) (e)

- (ii) The county described in Subsection (8)(b) **may propose a housing and transit reinvestment zone** pursuant to this part, **if** the housing and transit reinvestment zone includes: ...
 - (II) a minimum number of 14 dwelling units per acre on average within the acreage of the housing and transit reinvestment zone;** and
[60.26 x 14 = 844 (minimum) Proposed 885 dwelling units]