



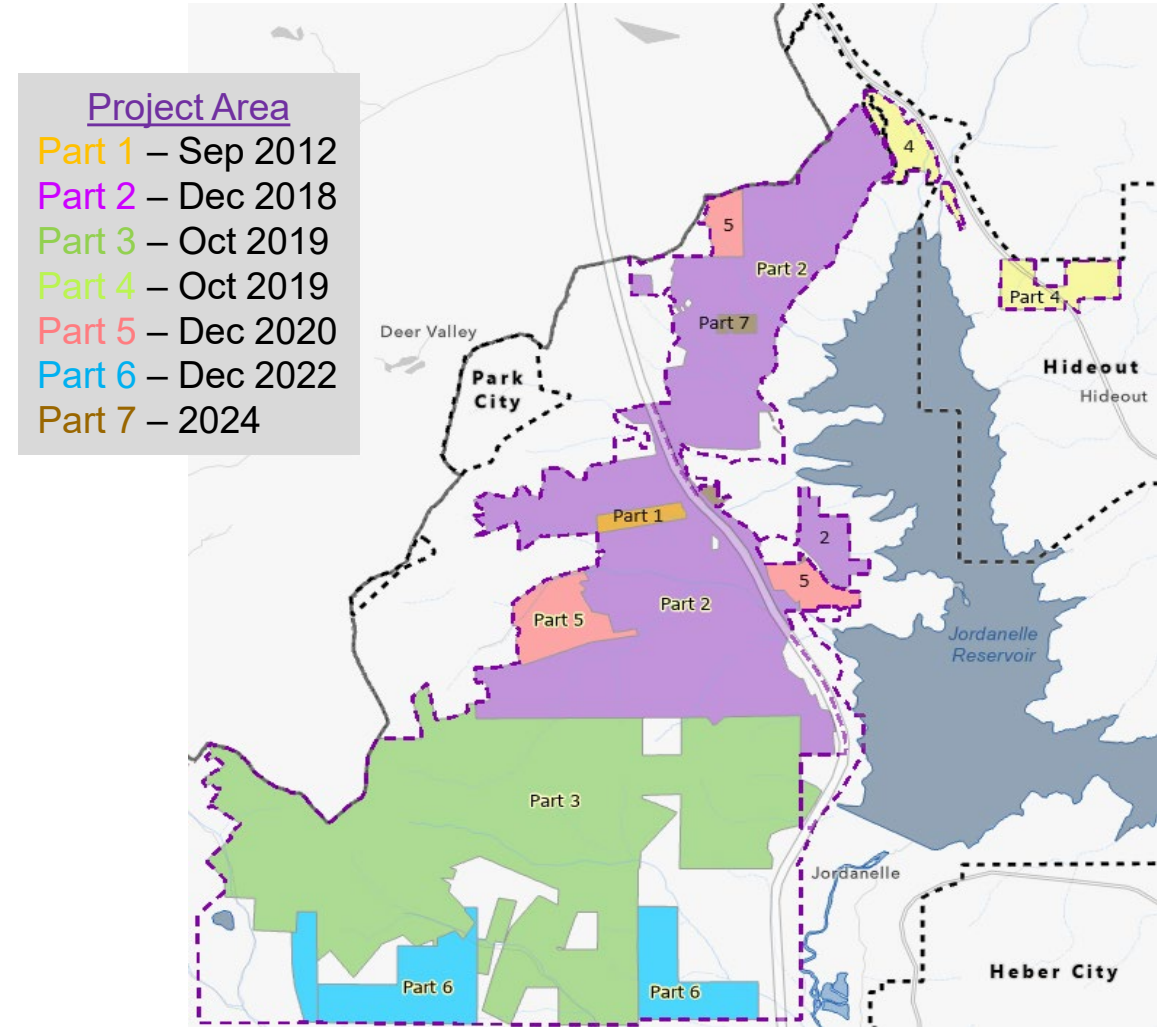
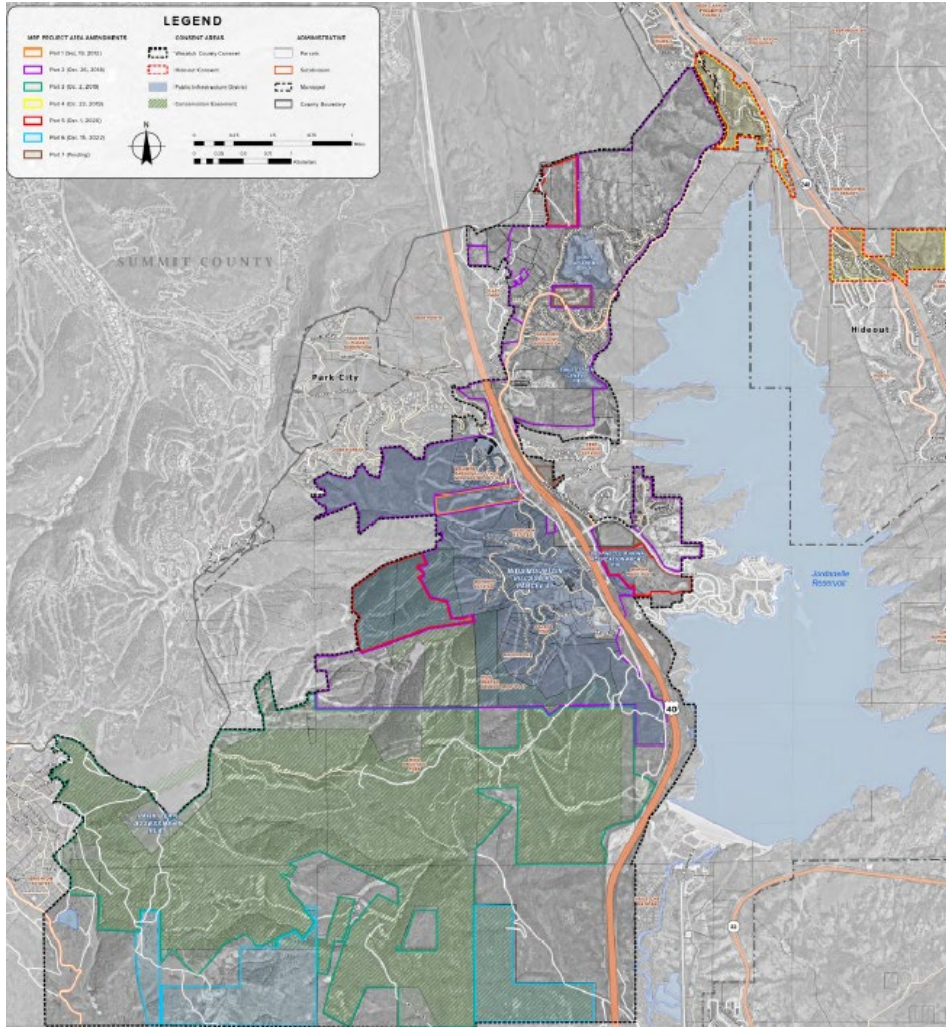
County Council MIDA Report

5.8.2024



Deer Valley East Developments

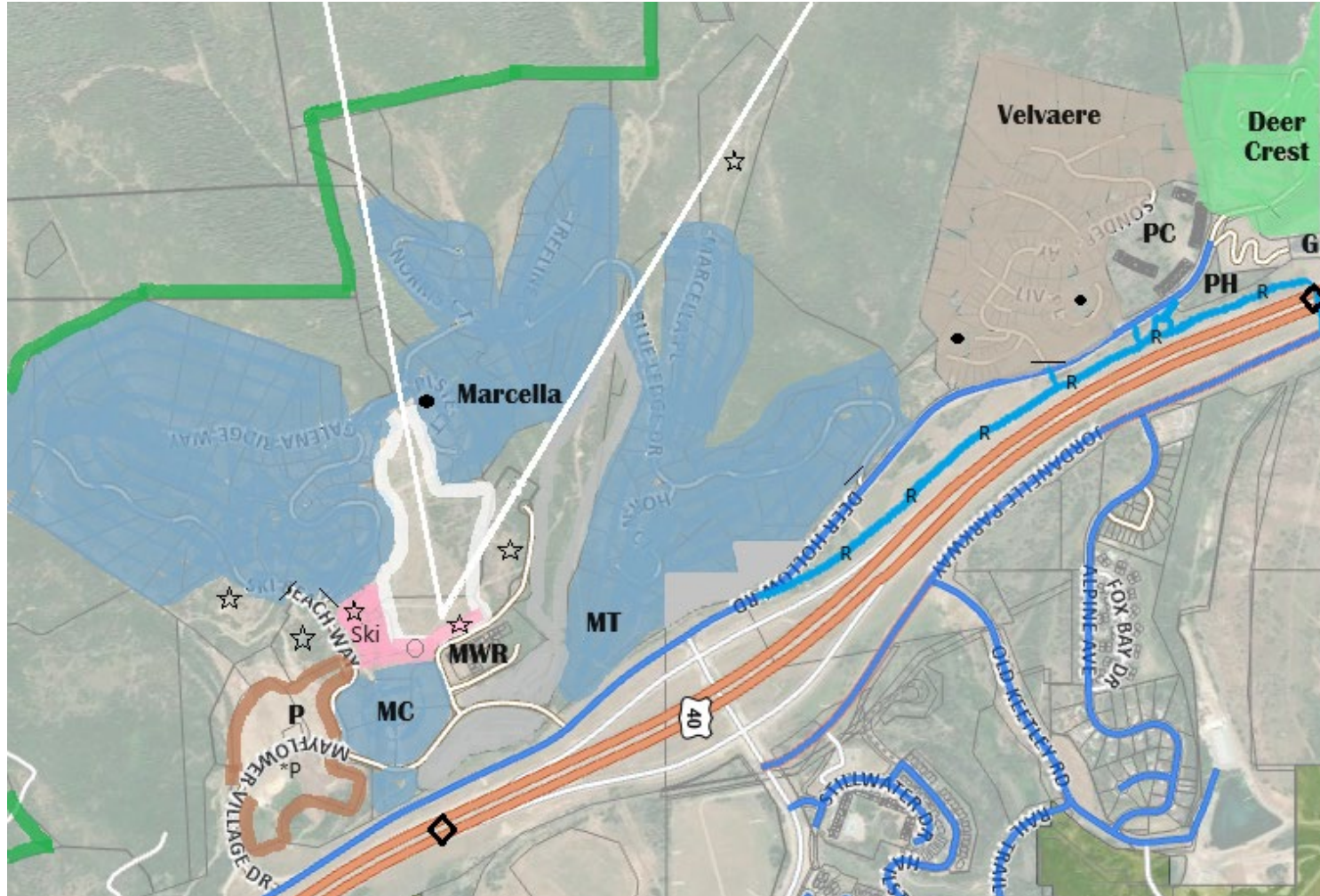
Development Complexity



Development Complexity

- ✧ Current Point in Time
 - Momentum & Critical Mass
 - Philosophical Note on detail & generalities
- ✧ MIDA Project Area
 - Two-fold Mission: Military Support & Economic Resiliency
 - MIDA Control Area (see Wasatch County Mapping Services)
- ✧ East & West Sides
 - West Side – MIDA land use authority (MIDA DRC) (Marina West included)
 - East Side – Wasatch County land use authority (Wasatch County Planning Commission)
- ✧ Today is an informative and wholistic view of the Deer Valley East area.
 - Maps are for general reference only.

West Side Developments



West Side Key

- G – Gondola
- MC – Marcella Condominiums
- MT – Marcella Townhomes
- MWR – Grand Hyatt
- P – Day-skier Parking
- PC – Pioche Condominiums
- PH – Pioche Hotel
- Ski – Skier Services Area
- R – Road Realignment
- ◇ – Access Portals
- ☆ – Expected Hotel Sites

County road responsibility in blue.

*Informational purposes only. Not an official land use document.

West Side Developments

- ✿ MWR Grand Hyatt
Soft Opening Winter 2024, Grand Opening 2025.
Hotel rooms (100/385 military), 45/55 residences sold
- ✿ Pioche Hotel
New 180 room hotel, 402 existing condo units
- ✿ Marcella Club
Marcella Lodge, 138 homes, 50 townhomes, condos coming
- ✿ Expected Hotel Sites
Designer Hotel (between MWR and ski beach) construction 2024+
5-Star Hotel (North side of ski beach) architecture in 2024
Boutique Hotel (Blue Ledge) in partnership and design stages
Southern Potential Hotel Sites (1A, 2, 24) in planning stages
- ✿ Roadwork
Frontage Road Realignment starts May 28
North Portal finished end of 2024
South Portal finished in 2025
Parking Area available 2024 (1200 spaces at completion)
- ✿ Other Infrastructure
Ski runs, lifts, snow-making, water, electric, etc. from 2024-2025

East Side Developments

East Side Key

E – Equine Facility & PID

G – Golf Club & PID

M1 – Mayflower (existing, out of MIDA project area)

M2 – Mayflower (existing, in MIDA project area)

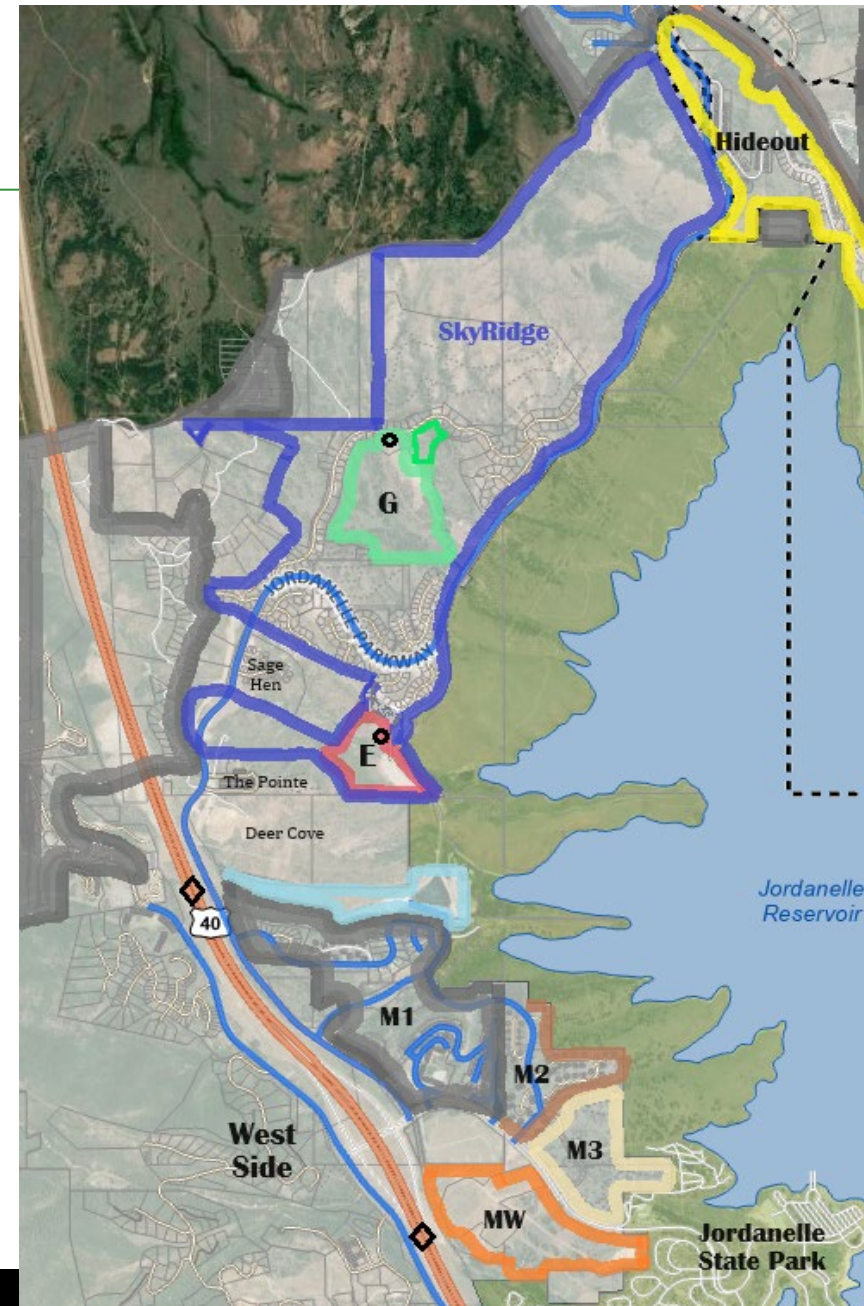
M3 – Mayflower (pending, in MIDA project area)

MW – Marina West / JMARA & PID

◇ – Access Portals

County road responsibility in blue.

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East Side Developments

- ✿ Marina West (JMARA) Affordable Housing, Recreation Areas, Parking (1500 spaces)
Currently prepping laydown areas, infrastructure work 2025
- ✿ theStelle theStelle Golf & PID, see 5/1 council meeting
theStelle Equestrian & PID, construction resumed 2024
- ✿ SkyRidge Clubhouse, Home Sites 223/473 sold, extensive trail network
- ✿ Mayflower Lakeside Mayflower Community Area
M2+M3 = Condominiums (180) and Townhomes (200)
- ✿ Sage Hen Townhomes under construction (41)
- ✿ The Pointe Townhomes under construction (157)
- ✿ Deer Cove Envisions *1100 residences, 2 hotels, commercial space

What Remains

This map highlights portions of the larger Deer Valley East area for which no formal development plan has been discovered.

This image is not intended to highlight areas for development, nor does it imply any intent to develop, nor guarantee any viability of any development.

This image is intended, by way of contrast, to highlight the degree to which MIDA has executed on its mission in Wasatch County, and to also show the degree to which the Deer Valley East area is already expected to be built out in coming years.

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