

MILITARY INSTALLATION DEVELOPMENT AUTHORITY
Design Review Committee Meeting
October 21, 2025

STAFF REPORT

Agenda Item: #5
Prepared By: Robert Donigan, MIDA Planner
Reviewed By: Richard Catten, DRC Counsel

Project: Deer Crest Village Master Development Plan (MDP)

Location: The Deer Crest Village Master Development Plan area is located just north of the existing Pioche Village Condominiums, adjacent to the Pioche Hotel and surrounding the existing Jordanelle gondola, west of U.S. Highway 40 at exit 8, in the northwest section of Wasatch County.

Applicant: East West Partners

Representative: Steve Issowits, East West Partners

Entitlement: Master Development Plan review as set forth in Section 2.01 (Master Development Plan) of the MIDA Development Standards and Guidelines as amended on August 14, 2025.

Recommendation: Staff recommends the MIDA DRC recommend to the MIDA Board approval of the Deer Crest Village Master Development Plan per the Conditions of Approval as presented in this staff report.

Background/Description:

The Deer Crest Village Master Development Plan (MDP) was originally reviewed and approved by Wasatch County in 1996. As part of the creation of the MIDA MRF Project Area, this approved MDP was adopted by MIDA. With many years passing from the original approval of the MDP, the Applicant is resubmitting an updated version of the MDP for DRC review and Board approval.

The proposed development area consists of six parcels of land, totaling approximately 22.4 acres, known as Deer Crest Village: Parcel 1, Parcel 2C, Parcel 2D South, Parcel 2D North, Parcel 3 East, and Parcel 3 West. The proposed MDP includes the following uses:

- 5.8 Acres | 32 Residential Units – Duplex, Triplex, and Quad Residences
- 13.5 Acres | 94 – 164 Residential Units – Stacked Flat Condos and/or Townhomes

- 3.2 Acres | Commercial and Parking

The original Density Determination allowed for a total of 166 residential units and up to 62,000 SF of Commercial. Allowed increases/adjustments to these numbers are as follows:

- Additional units per 1998 Housing Agreement. (**increase of 25 units**)
- Per the Density Determination, the density of Telemark Village (Deer Crest Village) may be increased by one (1) unit for each two (2) units not constructed at Roosevelt Gap and by up to ten (10) units for up to ten (10) units not constructed at Slalom Village. (**increase of 14 units**)
- Per the Density Determination, all multi-family areas may include an additional up to 5% of gross floor area as support commercial. (**increase of 16,595 SF Commercial**)

In total, these adjustments allow for up to 205 Residential units and up to 78,595 SF of Commercial. Nine (9) Townhomes have already been constructed within the development area, so that results in a remaining up to 196 Residential units that may be built within Deer Crest Village.

Analysis:

The MDP application for Deer Crest Village was evaluated based on Chapter 2 – Review Procedure, Section 2.01 – Master Development Plan; and Chapter 4 – Standards and Guidelines of the MIDA Development Standards and Guidelines. The Applicant has generally provided all of the required information. A general discussion of the major requirements and specific concerns/considerations is included below.

2.01.B.2.a – Street and Transit Layout:

- The proposed MDP utilizes existing roadways to access Parcels 1, 2C, and 2D North and South; and proposes a new road connecting to the existing bridge over the Jordanelle ski run to access units in Parcels 3 East and 3 West. It also shows a connection from this new road to Mayflower Mine Road near the North Portal. This connection has not been approved yet by MIDA, WCFD, or the County. This will need to be addressed as the site plan application for this area is considered.
- Final road layout and intersections will need to consider allowable slopes, curves, snow storage, and traffic impacts.
- Maximum roadway slopes, lengths of cul-de-sacs and driveways, and proposed emergency access will all need to be reviewed and approved by the Fire District.

2.01.B.2.b – Pedestrian Ways:

- The Applicant should continue to consider pedestrian accessibility to and between various uses. A trailhead parking area would be appropriate within this development, is discussed in the original Density Determination, and would be consistent with the County's trails master plan.

2.01.B.2.f – Utility Locations: Water & Sewer Feasibility Letter. Receipt of a Feasibility Letter from JSSD is a conditional requirement of the MDP approval.

2.01.B.2.i – Parking: The Applicant commits to meeting parking requirement as identified in the original Density Determination. The details and exact quantities by use will be considered through the Site Plan application process.

2.01.B.2.j – General Building Massing and Footprints, and Conceptual Architectural Design:

- Per the Applicant, Townhomes will be a maximum of two-three stories and condominium building will be a maximum of five-six stories. Section 4.03.D of the Development Standards and Guidelines limits maximum building height to 8 stories or one hundred twenty feet (120') above grade. Proposed building heights are within this standard.
- Conceptual architectural design of the submittal are consistent with the “Mountain Resort” look (see 4.03.A of the Development Standards and Guidelines).

2.01.B.2.k – Breakdown of Units and ERU’s and Product Types: As described earlier, the project entitlements allow for up to 196 additional Residential units within the project area and up to 78,959 SF of Commercial.

Employee Housing: Per the Affordable Housing Agreement from 1998, a total of 51 affordable units are required, where 26 were to be built in Deer Crest and 25 were to be built elsewhere or satisfied via fee-in-lieu payments. To date, 18 affordable housing units have been built in Deer Crest (St. Regis and Founders Place) and fee-in-lieu payments have been made to the Wasatch County Housing Authority, with the exception of a remaining \$34,750 to still be paid. The remaining 8 affordable housing units will be built within the future condominium developments of Deer Crest Village.

2.01.B.2.o – Feasibility Letters:

- Fire: The Fire District will need to review and approve all proposed accesses, roadways, roadways lengths, slopes, etc. prior to plat, site plan approval, permitting, and construction.
- JSSD: Receipt of a Feasibility Letter from JSSD is a conditional requirement of the MDP approval. Specific utility service will be reviewed and approved through site plan approval and permitting.

RECOMMENDED ACTION:

Staff recommends that the MIDA DRC recommend to the MIDA Board approval of the proposed Deer Crest Village Master Development Plan subject to completion of the following conditions:

1. JSSD Feasibility Letter provided.

Attachments:

Deer Crest Villages Master Development Plan – MDP Submittal

Deer Crest Village Master Development Plan – Townhomes at Deer Crest Village
Conceptual Design Package

MDP SUBMITTAL

Deer Crest Village Master Development Plan - ERU Density, Wasatch County

Deer Crest Resort

Remaining Density Analysis

As of 9/21/25

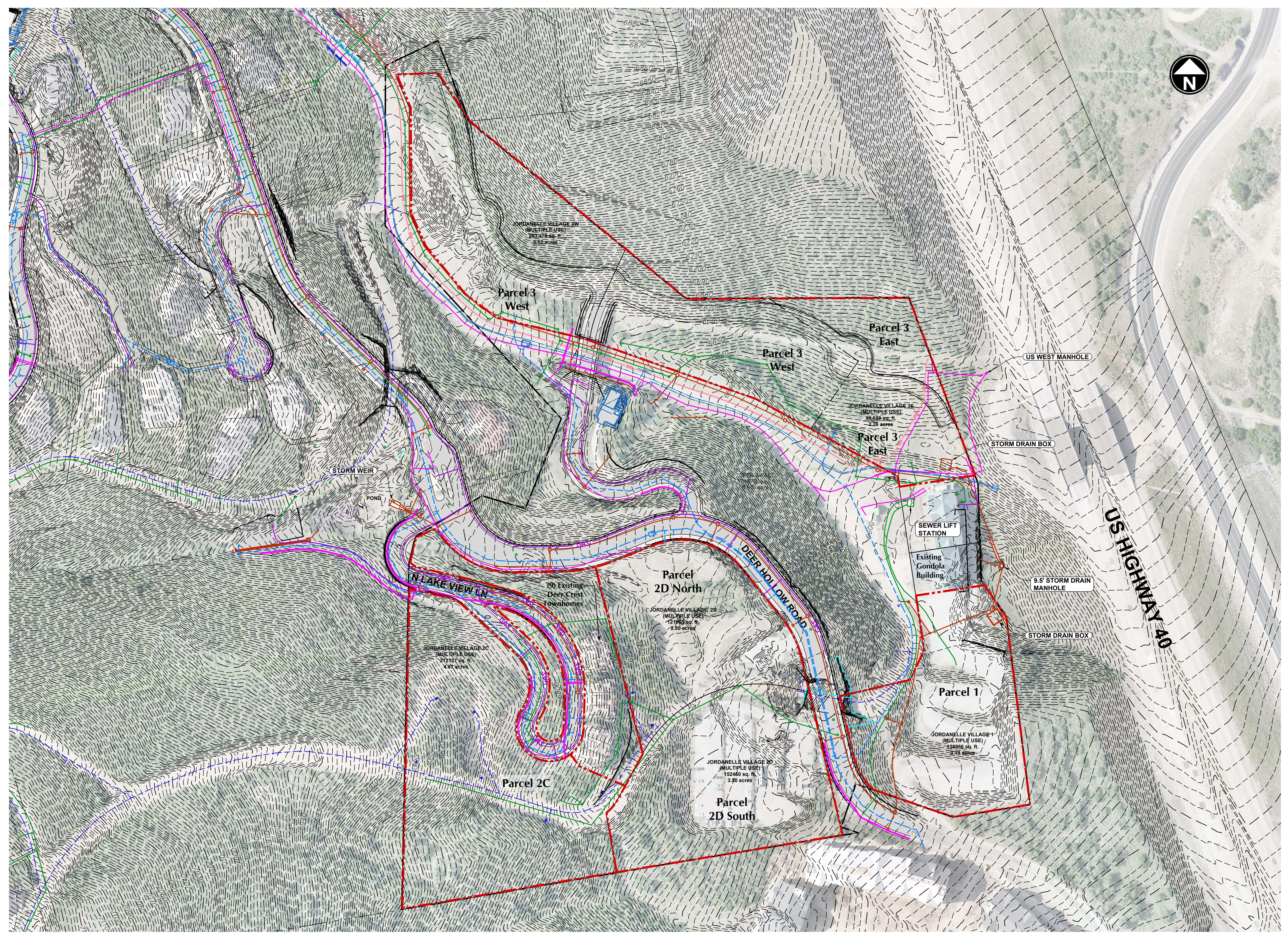
ORIGINAL DENSITY AND UNITS	Single Family	Townhouse / Cottage	Lodge Condominium	Apartment Condominium	Condominium	Total	Commercial Sq. Ft.
Telemark Park (Deer Crest) Resort - Density Determination [Section III (2)]							
Telemark Village (Deer Crest Village)	-	41	43	82	166	62,000	
Snowtop - SF Homes	15	-	-			15	
Slalom Village (Founders Place)	5	83	-			88	
Roosevelt Gap (St. Regis)	-	-	105			105	
Little Baldy/St. Louis - SF Homes	126	-				126	10,000
Pioche (added in 1998)	12	-				12	
Subtotal	158	124	148	82		512	72,000
Square Footage Density Estimates	n/a	2,400	2,000	1,000			72,000
Total		297,600	296,000	82,000		675,600	72,000

REMAINING DENSITY AND UNITS (after adjustments and units-constructed-to-date)

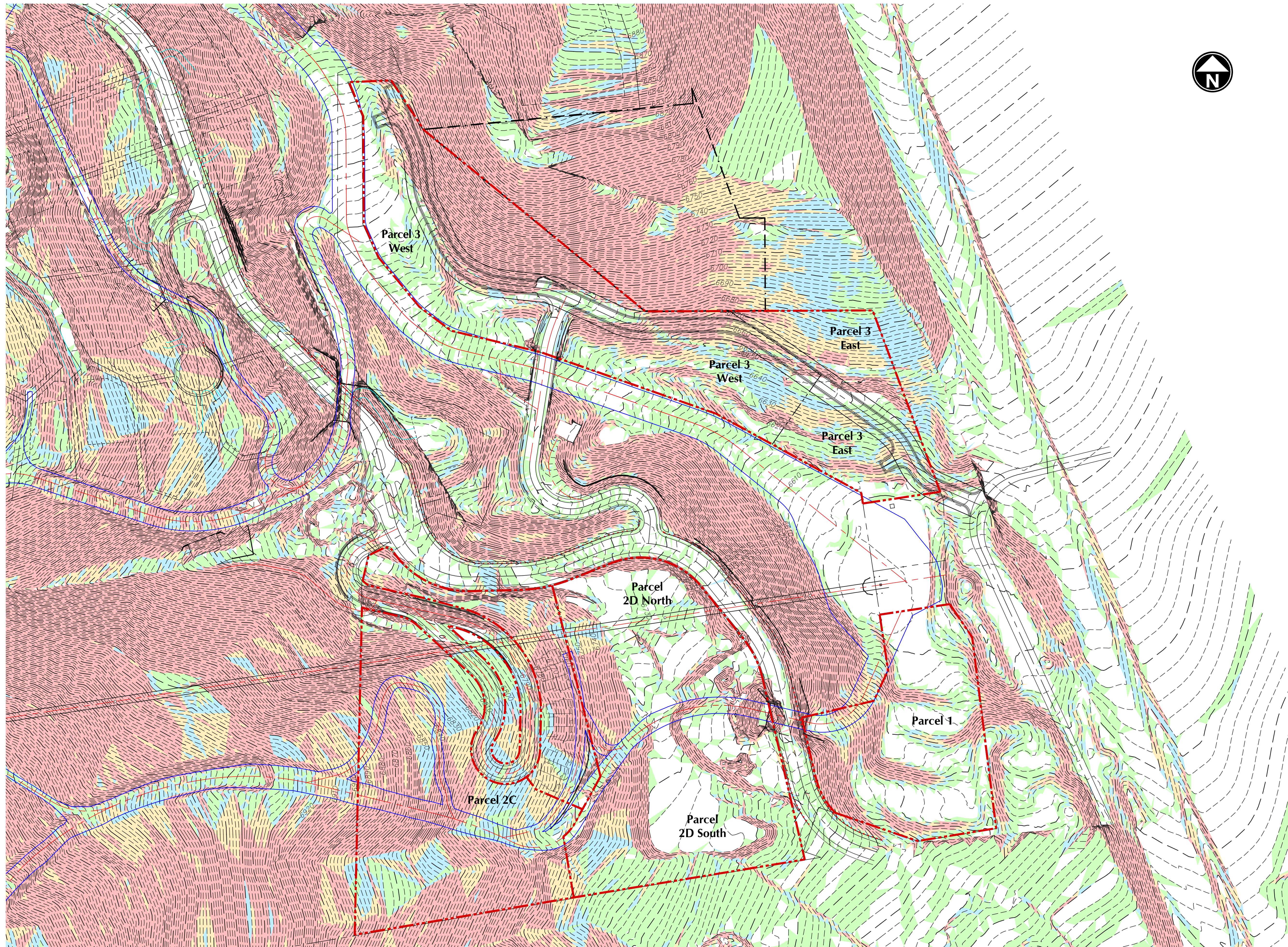
Telemark (Deer Crest) Village - Density (from above)							
Telemark Village (Deer Crest Village), from Density Determination table, above	-	41	43	82	166	62,000	
Plus: Additional Units, per 1998 Housing Agreement					25	25	
Plus: Units not built at Roosevelt Gap (St. Regis) or Slalom Village (Founders Place)	8	6				14	
Plus: Allowance for Support Commercial Space (estimate, 5% of residential density)							16,595
Less: Units already built (Deer Crest Townhomes)	(9)					(9)	
TOTAL UNITS REMAINING:		40	49	82	25	196	
Per Unit Square Footage Estimates, from Density Determination table, above	n/a	2,400	2,000	1,000			-
Plus: Additional Density, per 1998 Housing Agreement					250	1,800	
Less: Density already built (Deer Crest Townhomes)		(24,084)					
TOTAL DENSITY REMAINING:		74,316	86,000	102,500	45,000	307,816	78,595

NOTES:

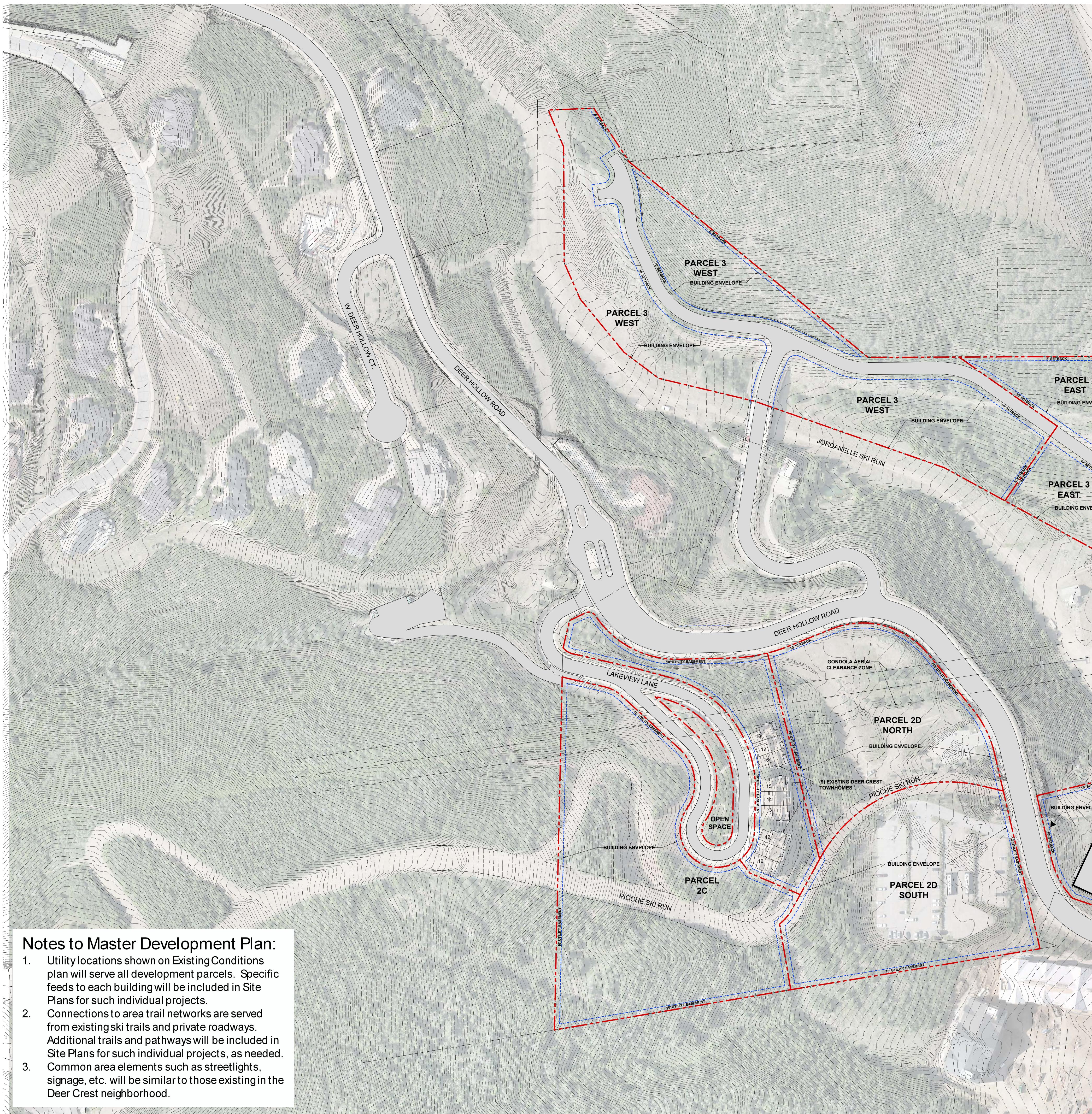
- From Density Determination, Section III. (2) : Telemark Village density may be increased by one (1) unit for each two (2) units not constructed at Roosevelt Gap and by up to ten (10) units for up to ten (10) units not constructed at Slalom Village.
- Additional Units and Density from 1998 Housing Agreement with Wasatch County (recorded December 23, 1998, Entry 209771)



DEER CREST VILLAGE MASTER DEVELOPMENT PLAN
 Existing Conditions - Utilities and Planimetrics



DEER CREST VILLAGE MASTER DEVELOPMENT PLAN
Existing Conditions - Slope Data



Notes to Master Development Plan:

1. Utility locations shown on Existing Conditions plan will serve all development parcels. Specific feeds to each building will be included in Site Plans for such individual projects.
2. Connections to area trail networks are served from existing ski trails and private roadways. Additional trails and pathways will be included in Site Plans for such individual projects, as needed. Common area elements such as streetlights, signage, etc. will be similar to those existing in the Deer Crest neighborhood.

**Deer Crest Village
Building Program / Unit Mix
October 14, 2025**

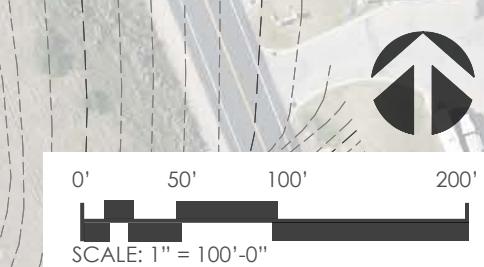
Parcel	Acres	Description	Residential Units	Platted Residential Area - SF	Platted Commercial Area - SF	Estimated Development Period
Parcel 3 West	5.8	Duplex, Triplex & Quad Residential Development. Individual garages and parking.	32	79,000	-	2025-2028
Parcel 3 East	2.3	Stacked flat condo development with limited commercial facing ski frontage. Underground parking.	20 - 40	65,816	10,000	2026-2029
Parcel 2D - South	3.5	Stacked flat condo development with limited commercial. Underground Parking.	40 - 60	85,000	10,000	2027-2030
Parcel 2D - North	2.8	Stacked flat condos and townhomes with limited commercial. Underground Parking.	25 - 38	50,500	10,000	2028-2031
Parcel 2C	4.9	Townhomes or Stacked Flat Condos. Parking based on ultimate design.	9 - 26	27,500	-	2029-2032
Parcel 1	3.2	Utilize for parking and commercial development.	0	-	48,595	Based on Parking Construction
Totals	22.4			126 - 196	307,816	78,595

Notes:

1. All unit counts and density usage subject to MIDA MRF Site Plan approval. Unit count and density may vary by project and shift between projects, but will not exceed total approved density of 196 units and 307,816 SF of Platted Residential and 78,595 SF of Platted Commercial floor area.
2. Parcel 3 and Parcel 2 will require subdivision to create separate platted developments.
3. All estimated development periods are subject to change based on market demand.

Area Parking Plan:

Parking is intended to be located in conjunction with regional transportation plans. It is contemplated that all or a portion of the parking stalls in this proposed 450-space parking facility may be moved to a reasonably convenient alternate location within the MIDA Military Recreation Facility Project Area. Such a relocation of parking requires the express approval of MIDA and the approval of an amendment to the Master Development Plan.



Deer Crest Village
Building Program / Unit Mix
October 14, 2025

Parcel	Acres	Description	Platted	Platted	Estimated Development Period	
			Residential Units	Residential Area - SF		
Parcel 3 West	5.8	Duplex, Triplex & Quad Residential Development. Individual garages and parking.	32	79,000	-	2025-2028
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Deer Crest Village Building

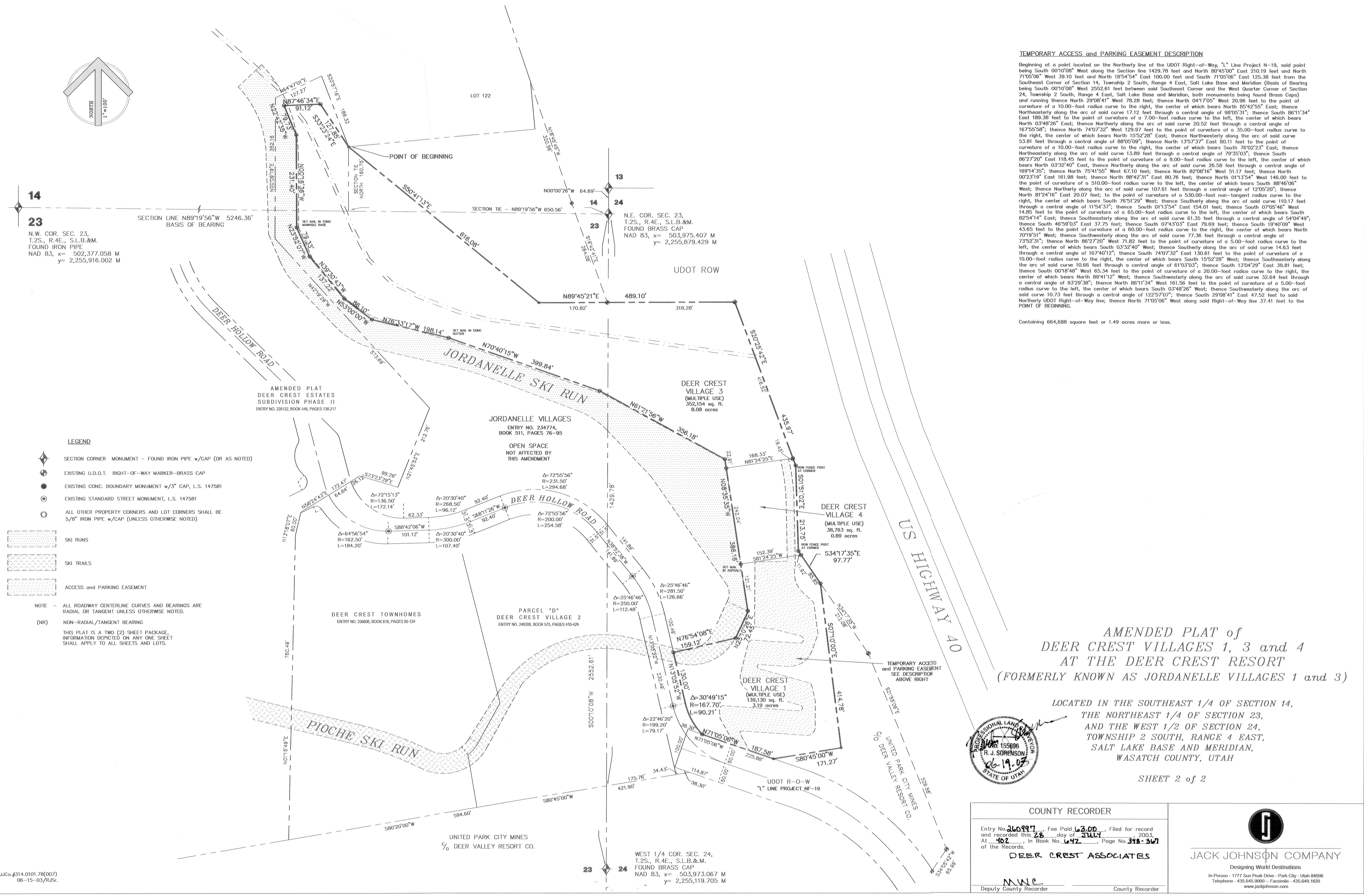
Program / Unit Mix

October 14, 2025

Parcel	Acres	Description	Units	Platted	Platted	Estimated Development Period
				Residential	Residential	
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S.W. COR. SEC. 14,
T.2S., R.4E., S.L.B.&M.
FND. BRASS CAP

14

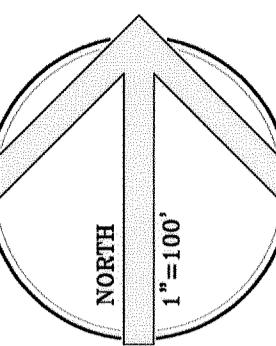
23

N00°00'26"W 64.69'

14

23

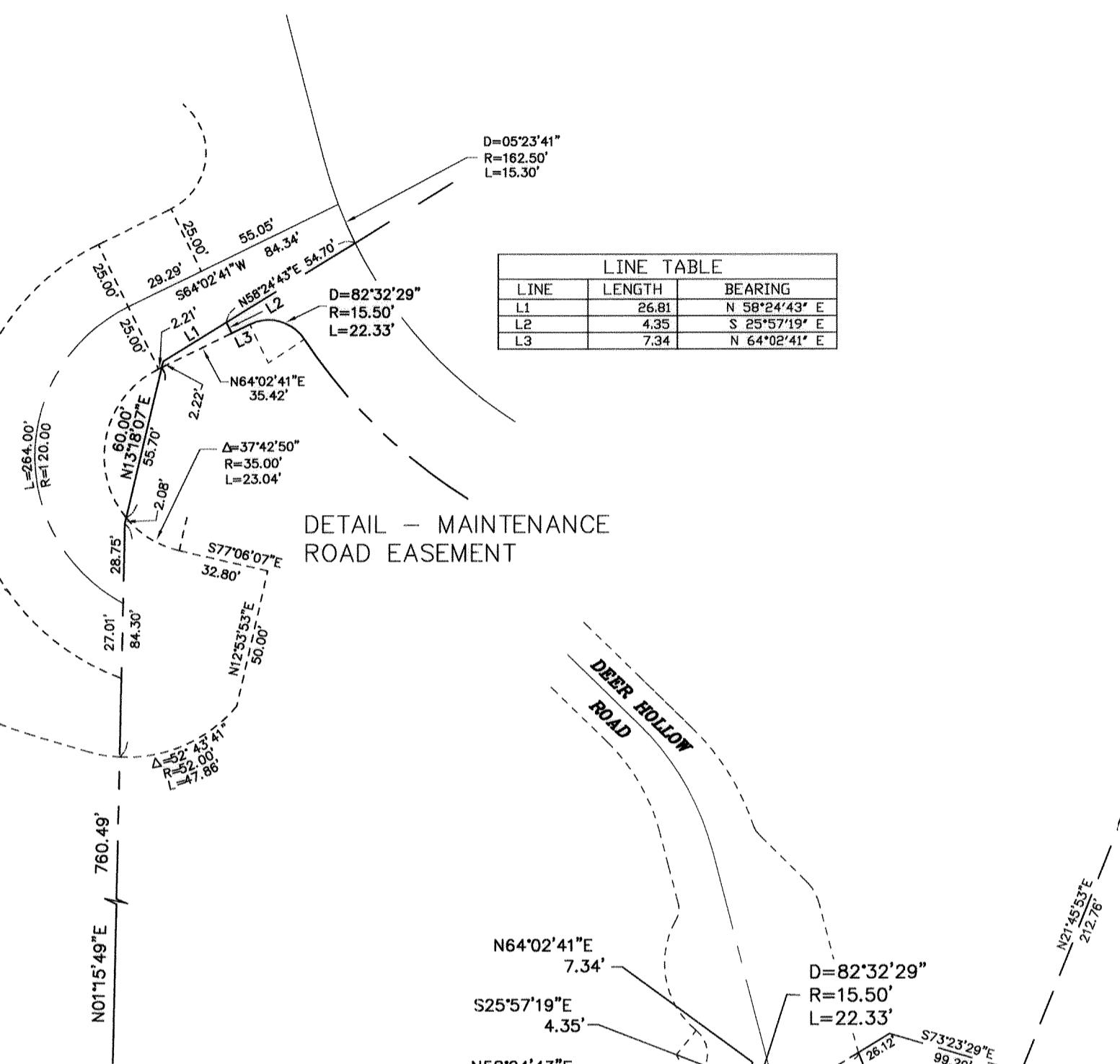
S.E. COR. SEC. 14,
T.2S., R.4E., S.L.B.&M.
FND. BRASS CAP



SECTION LINE S89°19'56"E 5246.36' (MEASURED)
S89°20'31"E 5246.21' (RECORD)

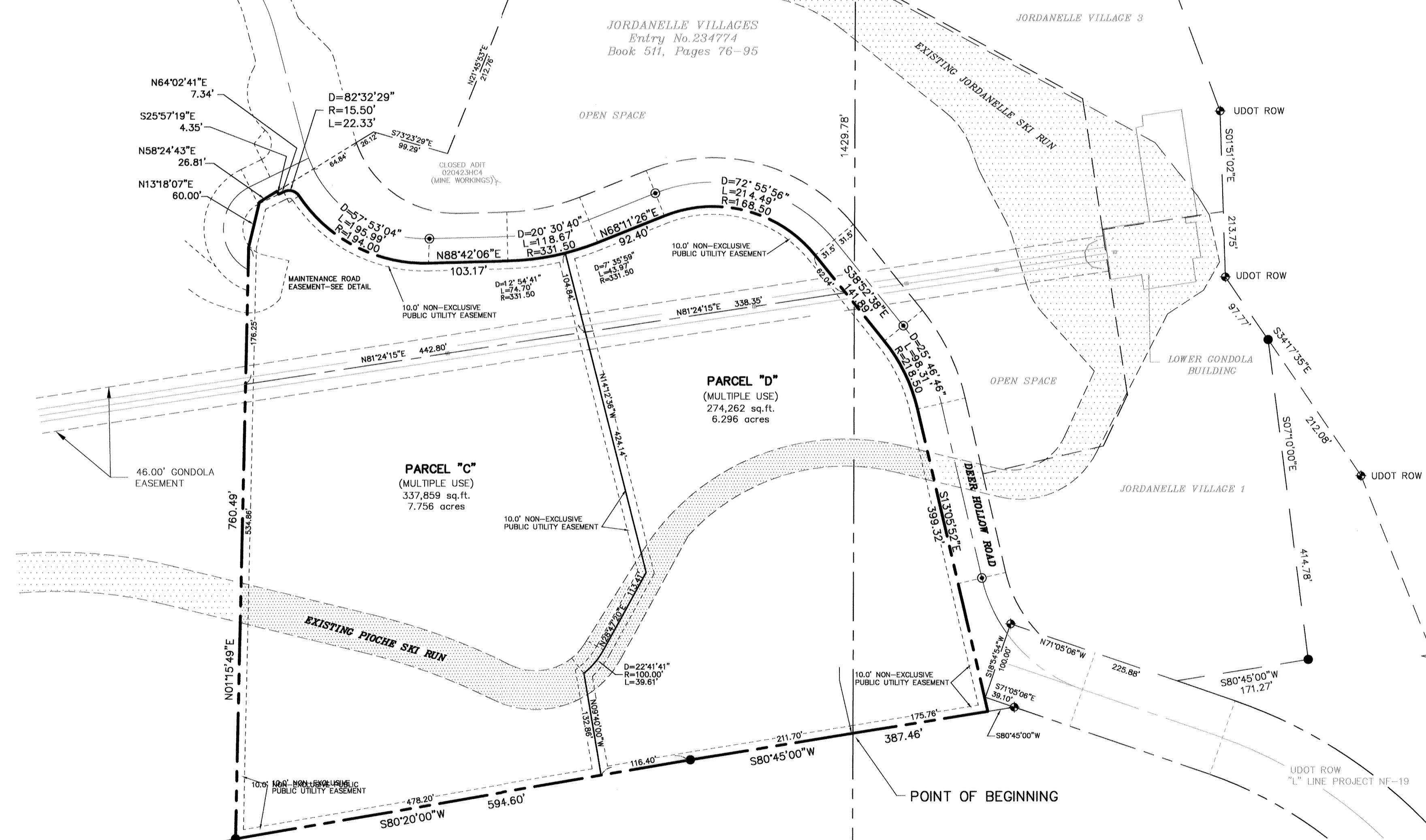
LINE TABLE		
LINE	LENGTH	BEARING
L1	26.81	N 58°24'43"E
L2	4.35	S 25°57'19"E
L3	7.34	N 64°08'41"E

DETAIL - MAINTENANCE
ROAD EASEMENT



AMENDED PLAT
DEER CREST ESTATES
SUBDIVISION PHASE II
Entry No. 220132
Book 446, Pages 138-217

JORDANELLE VILLAGES
Entry No. 234774
Book 511, Pages 76-95



UNITED PARK CITY MINES
© DEER VALLEY RESORT CO.

23 24
WEST 1/4 COR. SEC. 24,
T.2S., R.4E., S.L.B.&M.
FOUND BRASS CAP

S00°00'08"W 2552.61'
NORTHWEST CORNER TO EAST 1/4 CORNER SECTION 23
BASIS OF BEARING

N00°00'26"W 64.69'

14

23

S.E. COR. SEC. 14,
T.2S., R.4E., S.L.B.&M.
FND. BRASS CAP

LEGEND

SECTION CORNER MONUMENT - FOUND IRON PIPE w/CAP (OR AS NOTED)

EXISTING U.D.O.T. RIGHT-OF-WAY MARKER- BRASS CAP

EXISTING CONC MONUMENT w/3" CAP, L.S. 147581

EXISTING STANDARD STREET MONUMENT, L.S. 147581

ALL OTHER PROPERTY CORNERS AND LOT CORNERS SHALL BE
5/8" IRON PIPE w/CAP (UNLESS OTHERWISE NOTED)

SKI RUNS

MINE WORKINGS (ADIT)

(NR) NON-RADIAL/TANGENT BEARING

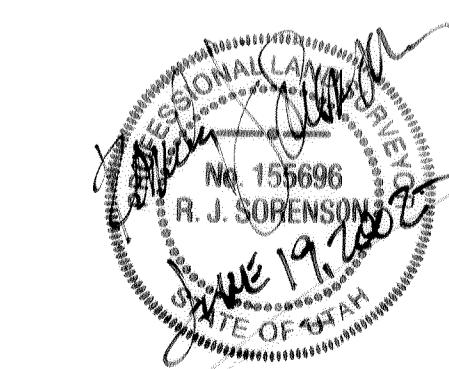
NOTE - ALL ROADWAY CENTERLINE CURVES AND BEARINGS ARE
RADIAL OR TANGENT UNLESS OTHERWISE NOTED.

THIS PLAT IS A TWO (2) SHEET PACKAGE. INFORMATION
DEPICTED ON ANY ONE SHEET SHALL APPLY TO ALL
SHEETS AND LOTS.

DEER CREST VILLAGE 2 AT THE DEER CREST RESORT (FORMERLY KNOWN AS JORDANELLE VILLAGE 2)

LOCATED IN
THE NORTHEAST 1/4 OF SECTION 23,
AND THE NORTHWEST 1/4 OF SECTION 24
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
WASATCH COUNTY, UTAH

SHEET 2 OF 2



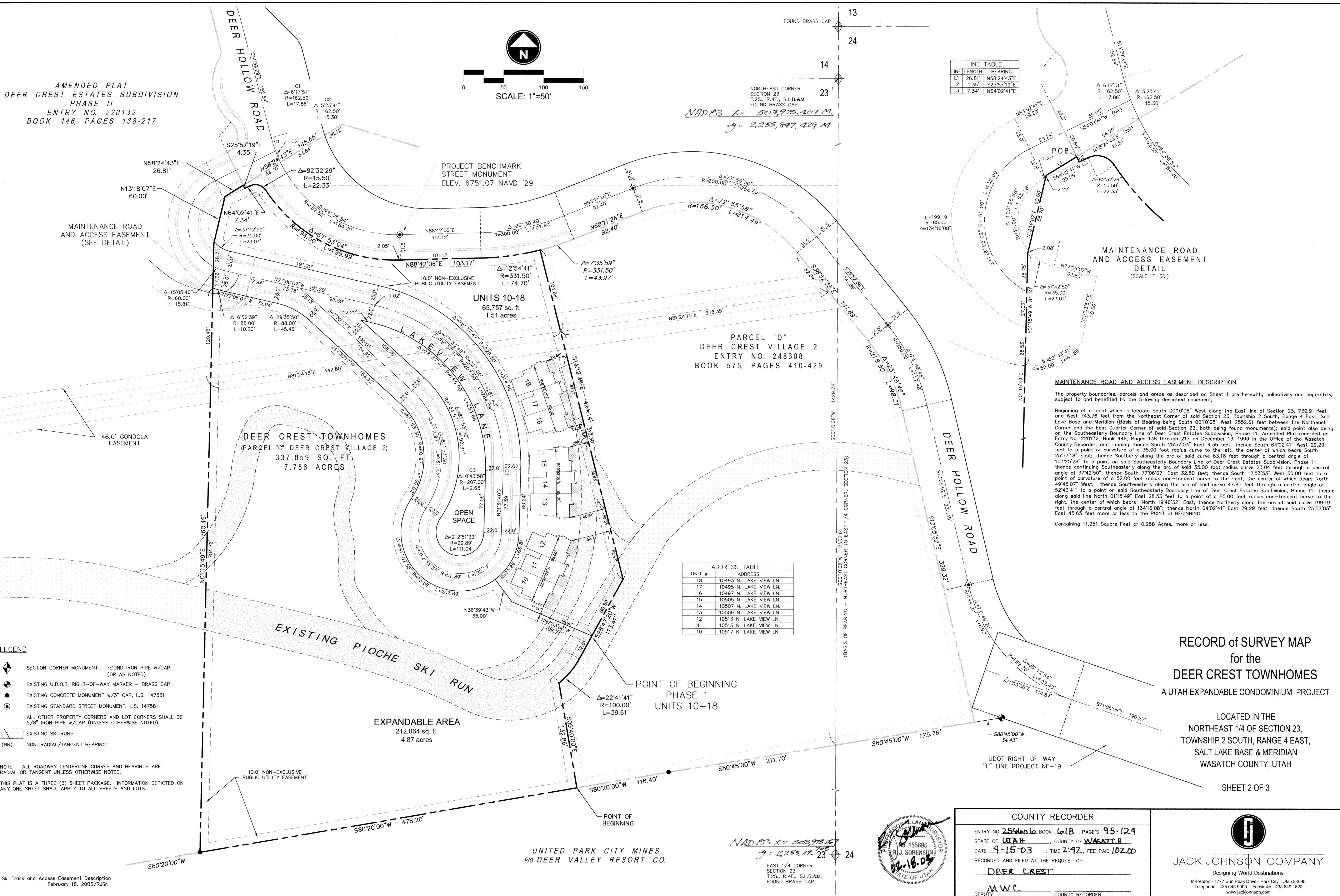
RECORDED

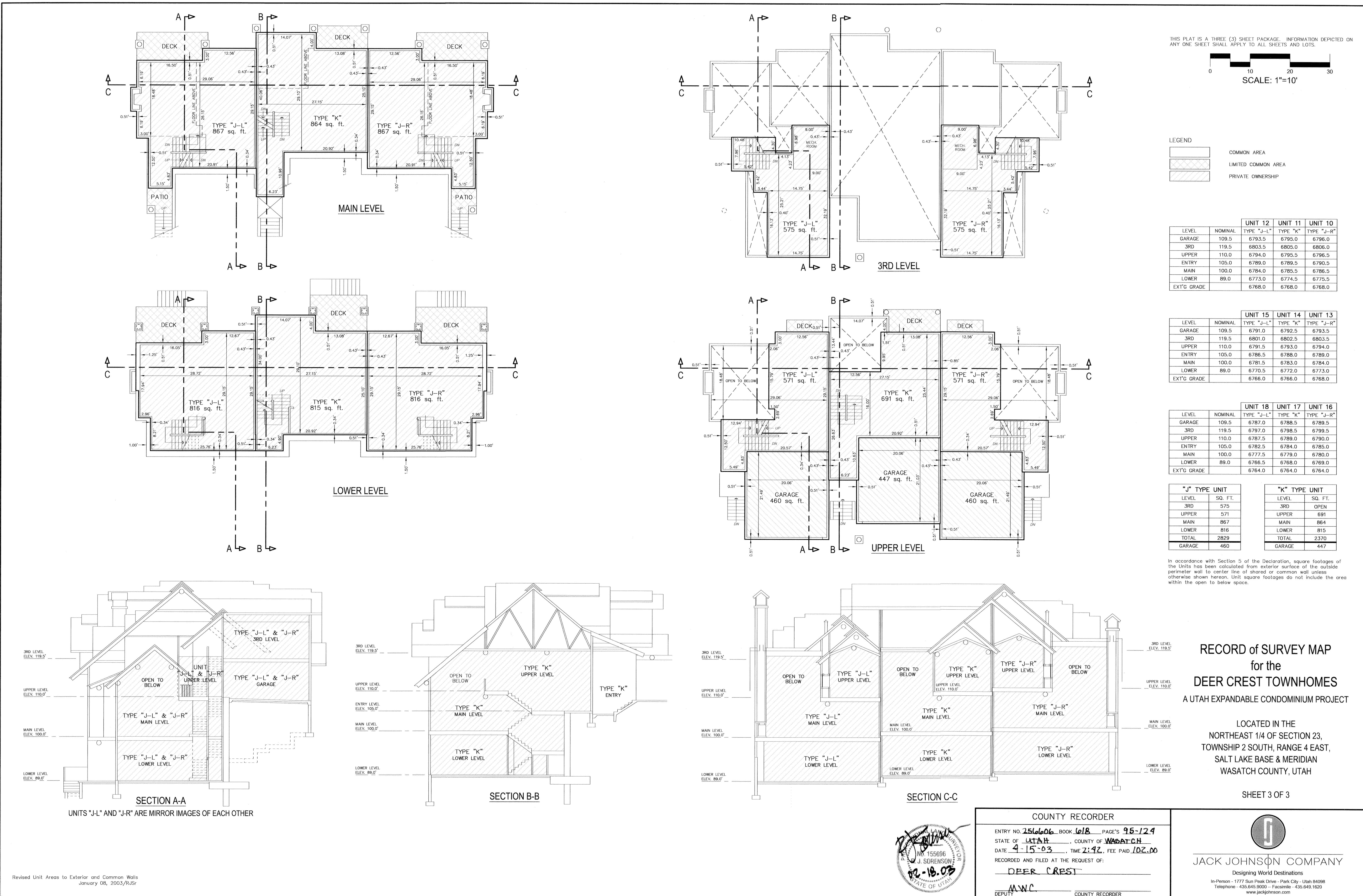
ENTRY NO. 248308, BOOK 515, PAGE 410-429.
STATE OF UTAH, COUNTY OF WASATCH
DATE 9-5-02, TIME 10:39
RECORDED AND FILED AT THE REQUEST OF:
DEER CREST

M.W.C.
COUNTY RECORDER



JACK JOHNSON COMPANY
Designing World Destinations
In-Person - 1777 Sun Peak Drive - Park City - Utah 84098
Telephone - 435.645.9000 - Facsimile - 435.649.1620
www.jackjohnson.com





TOWNHOMES AT DEER CREST VILLAGE CONCEPTUAL DESIGN PACKAGE



east west partners

CONCEPTUAL DESIGN PACKAGE

TOWNHOMES AT DEER CREST VILLAGE

05.13.2025



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TOWNHOMES at DEER CREST
RENDERING - VIEW 1



TOWNHOMES at DEER CREST
RENDERING - VIEW 2



TOWNHOMES at DEER CREST
DRAFT RENDERING - SITE PLAN



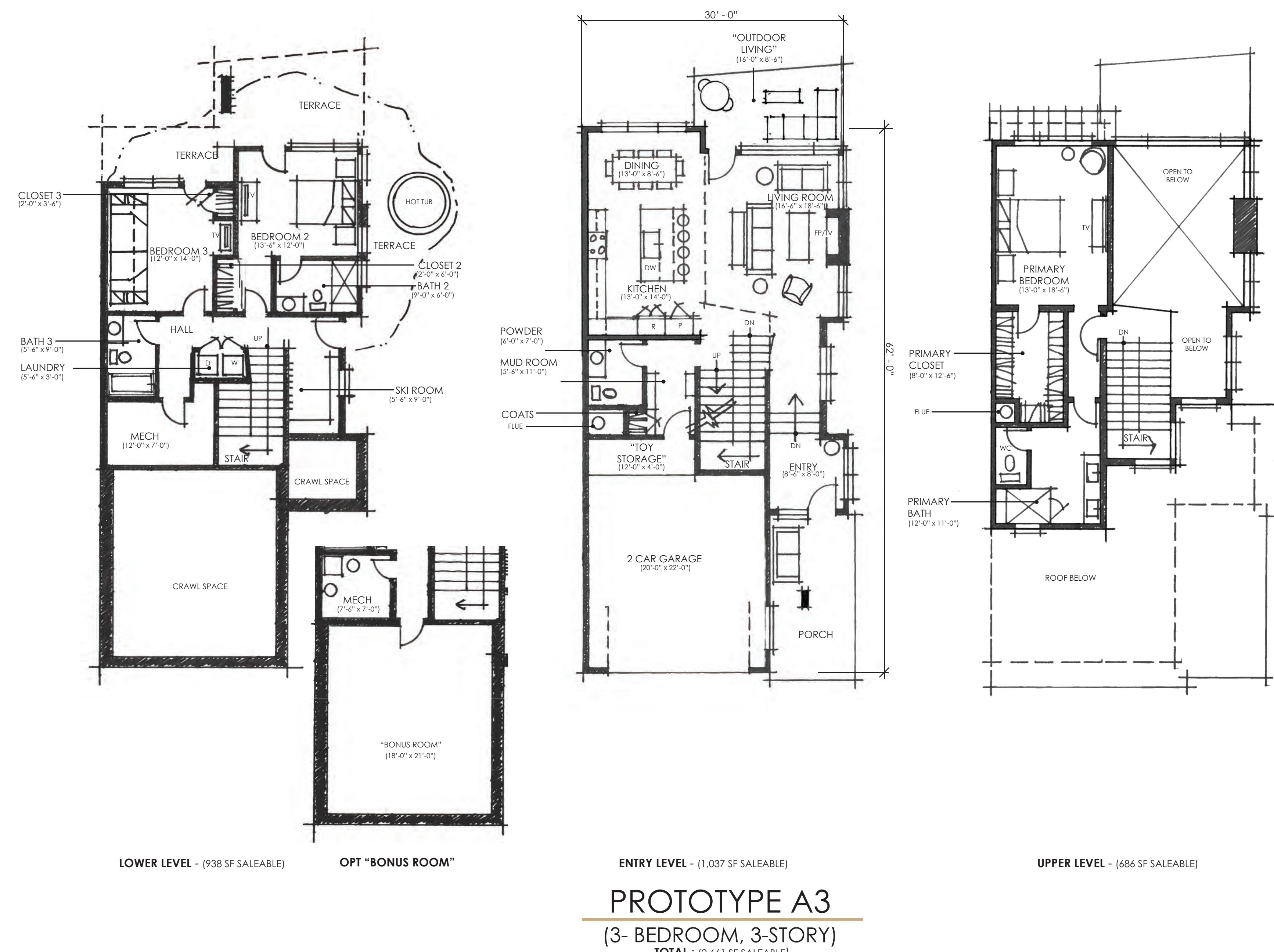
SIDE ELEVATION



ENTRY ELEVATION



SKI WAY ELEVATION



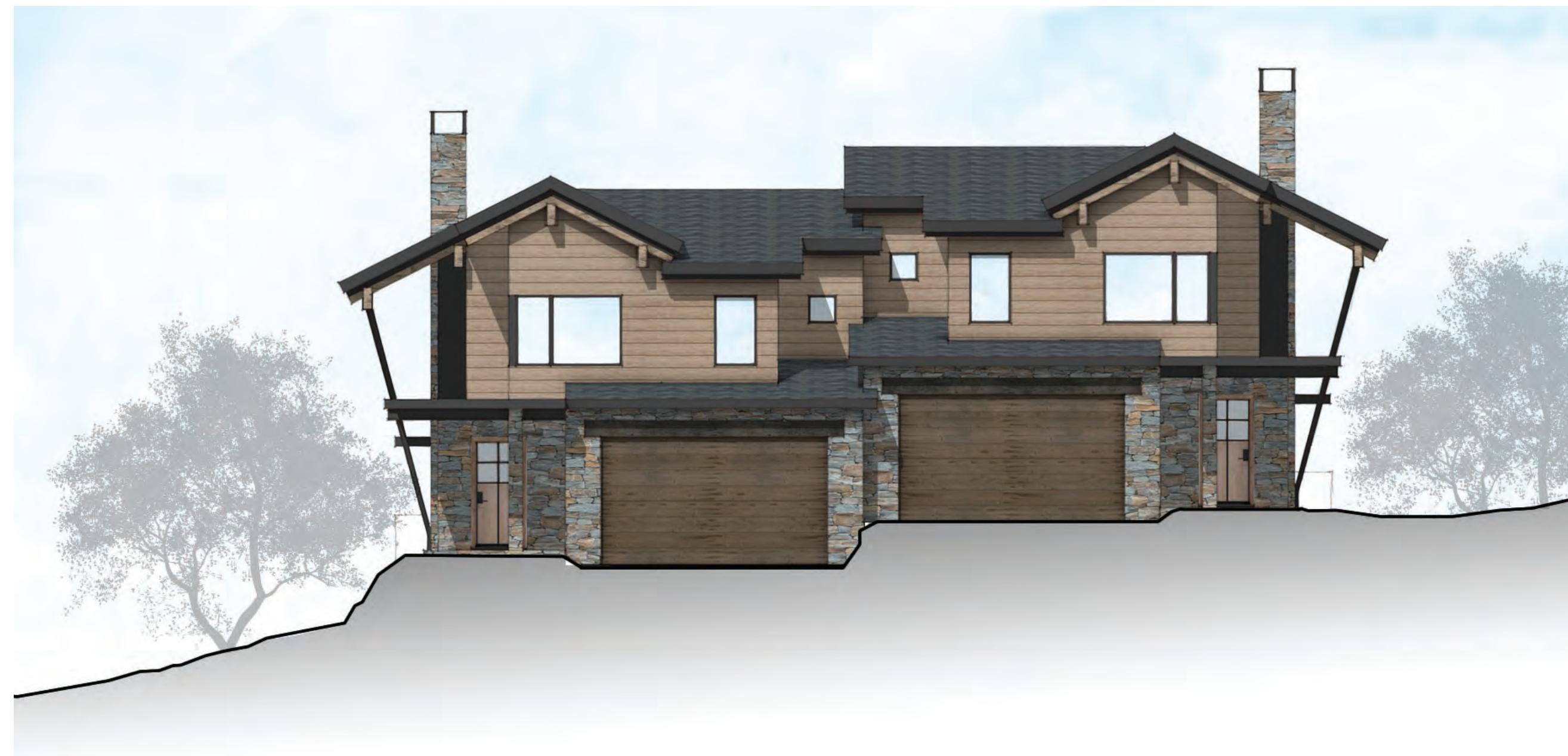
Exterior Materials

0' 4' 8' 16'

SCALE: 1/8" = 1'-0"



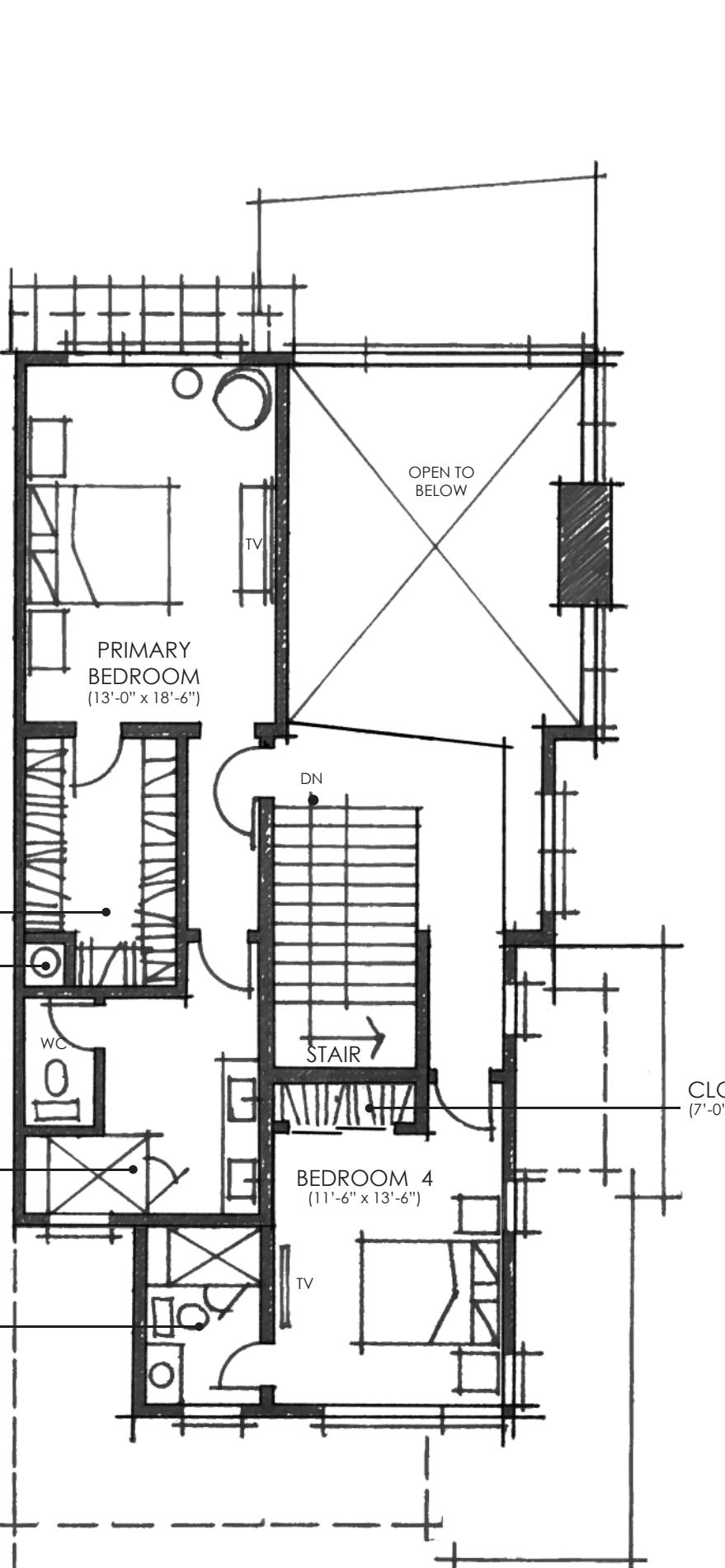
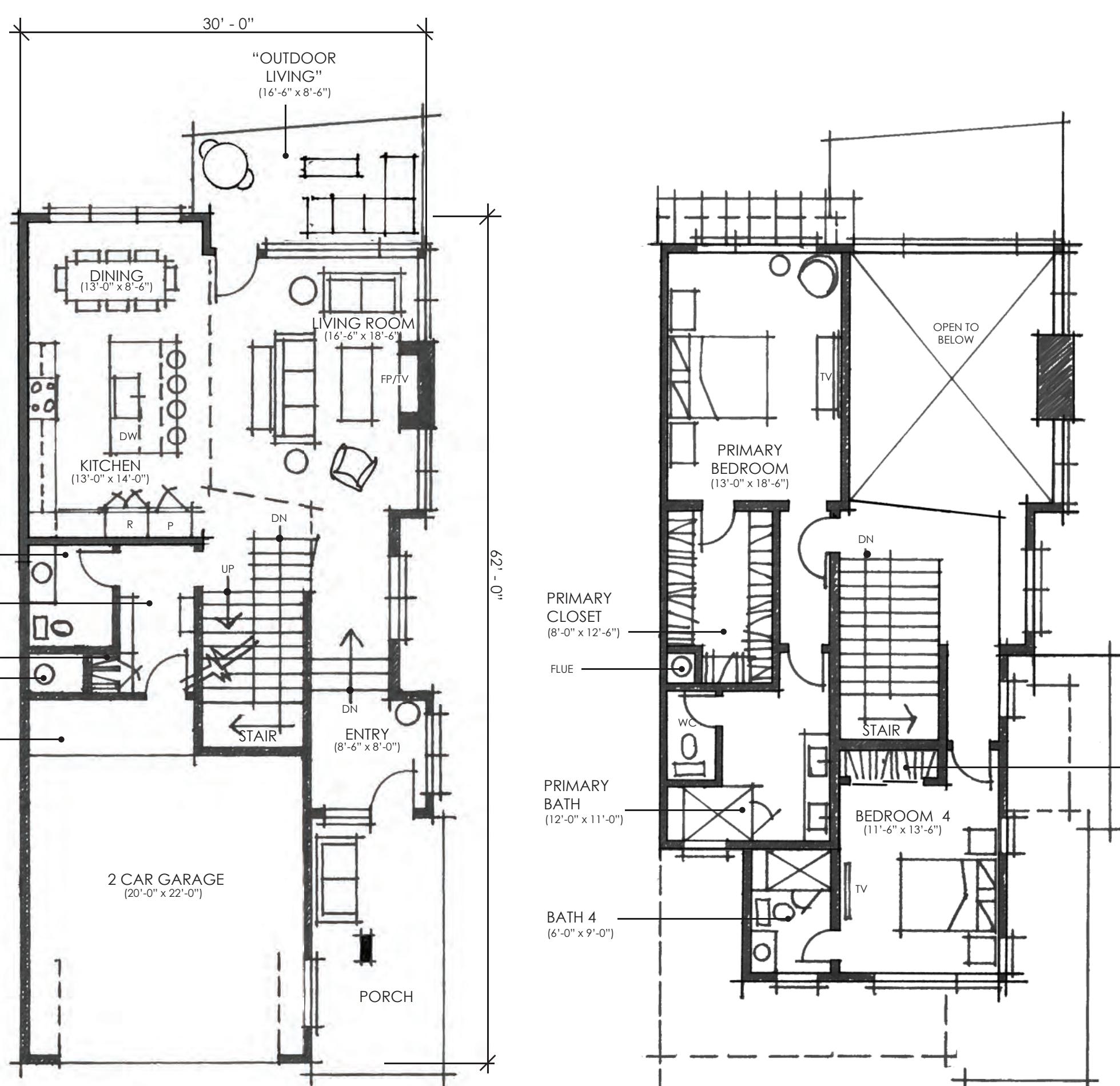
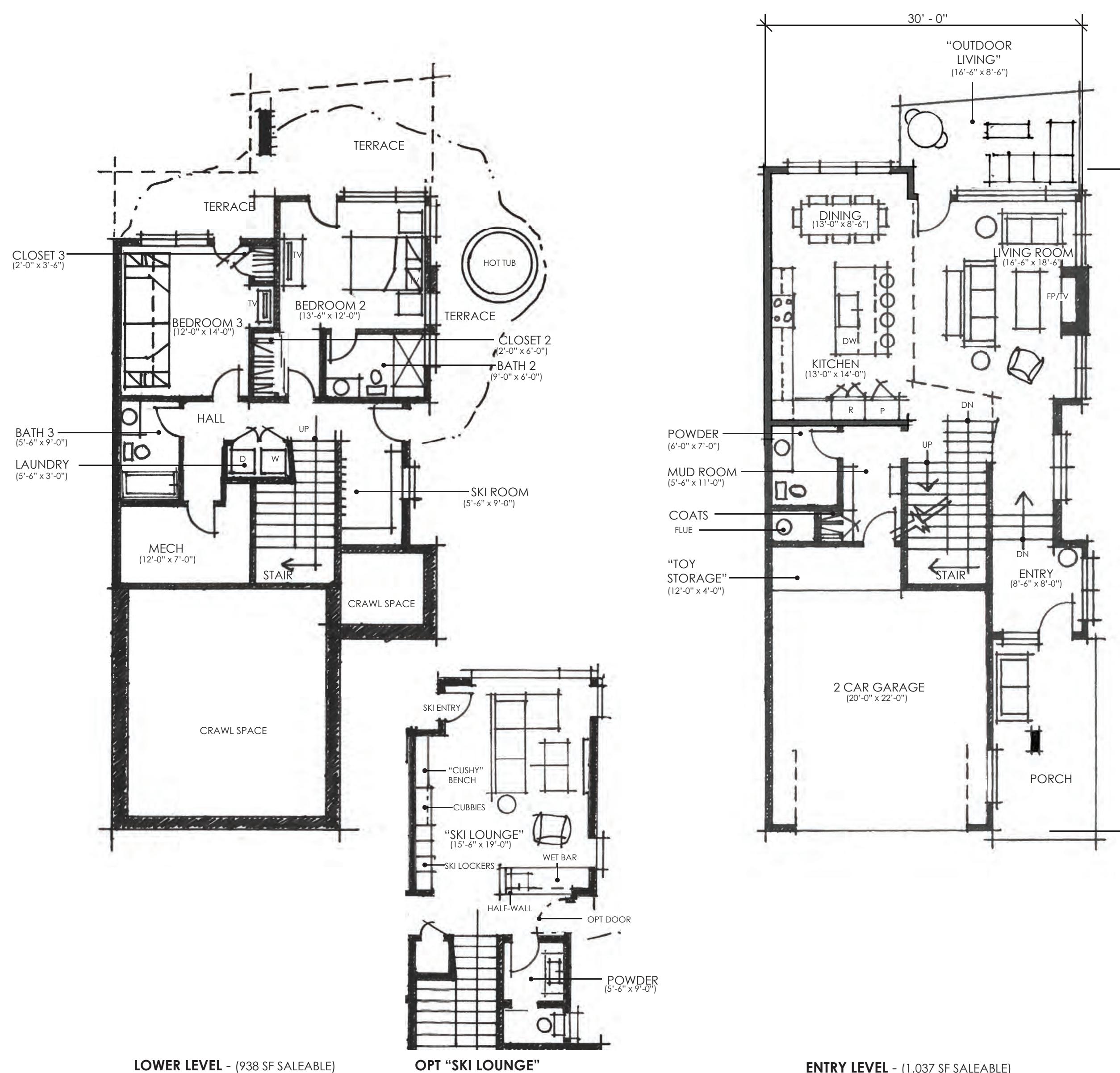
SIDE ELEVATION



ENTRY ELEVATION



SKI WAY ELEVATION



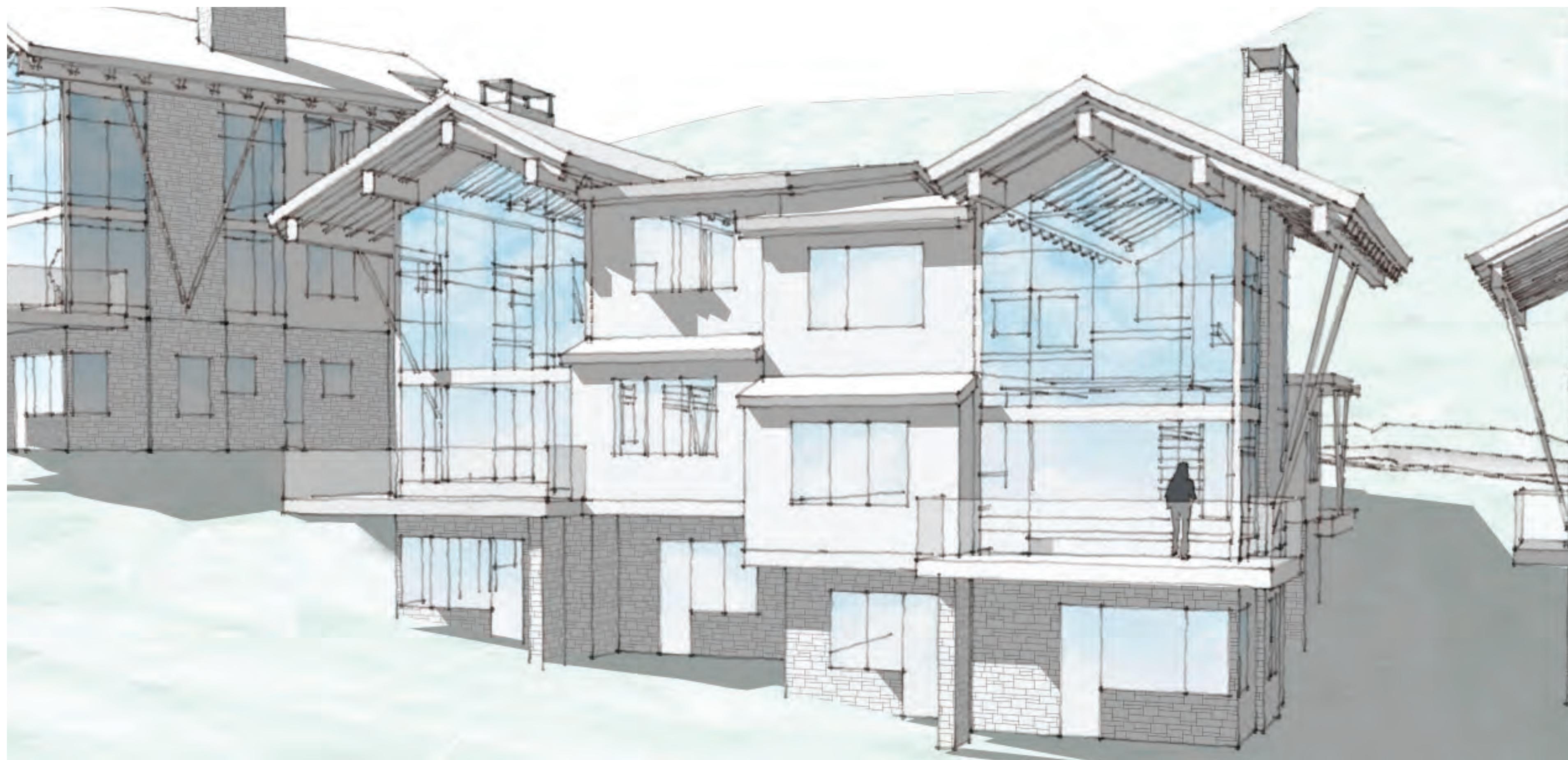
PROTOTYPE A4
(3 OR 4-BEDROOM, 3-STORY)



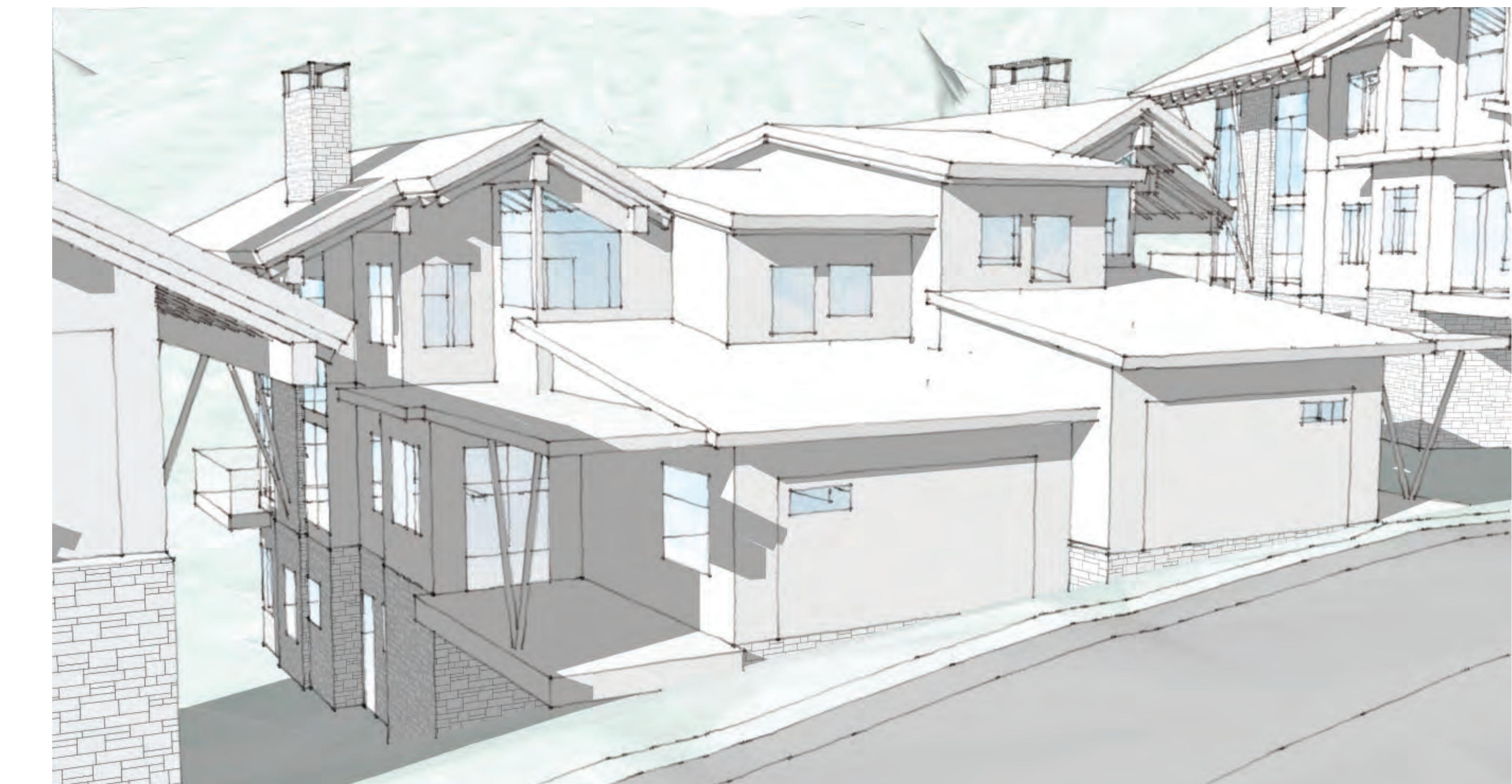
Exterior Materials

0' 4' 8' 16'

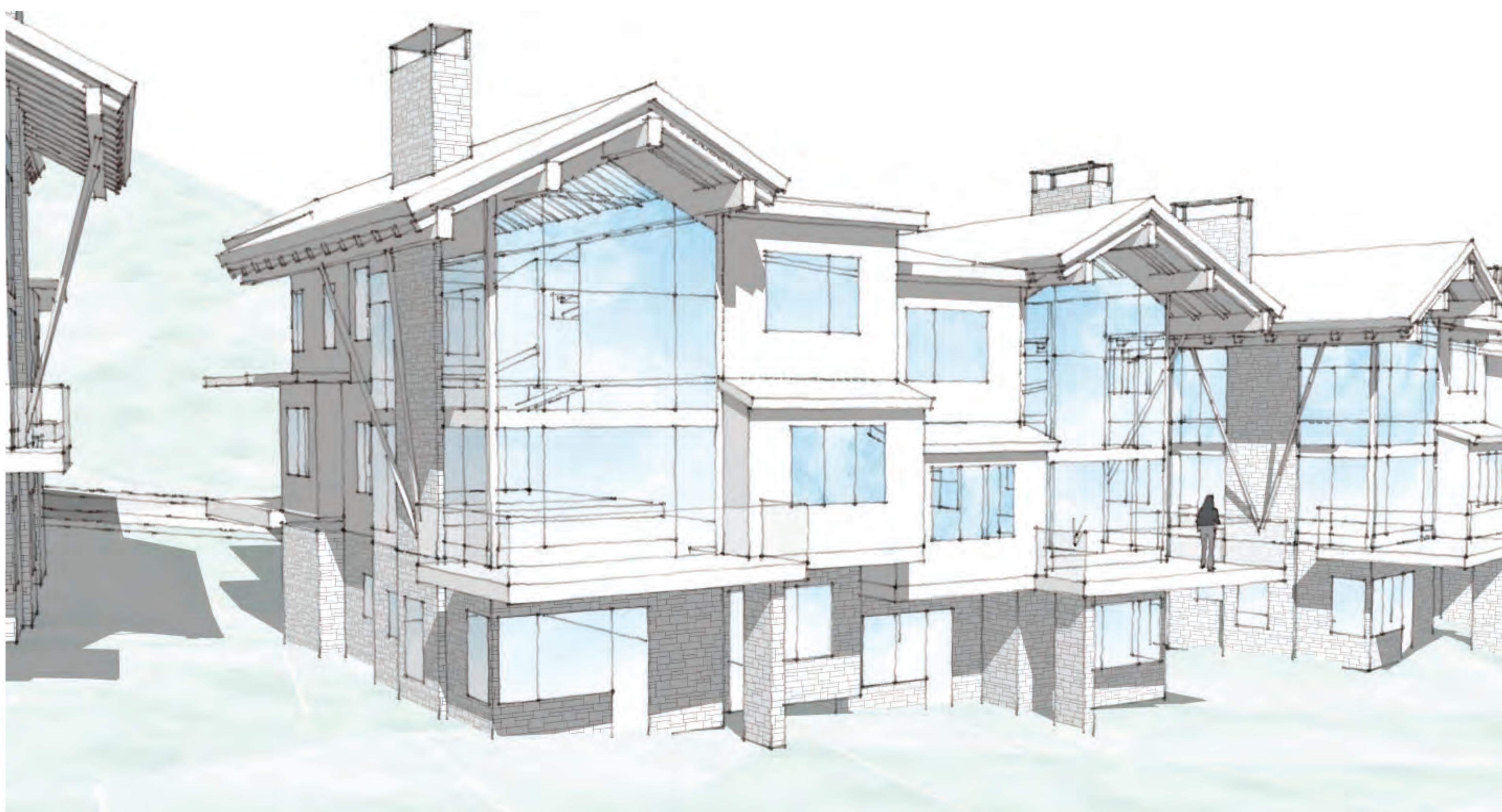
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Prototype A3 Skiway View



Prototype A3 Streetscape View



Prototype A4 Skiway View



Prototype A4 Streetscape View



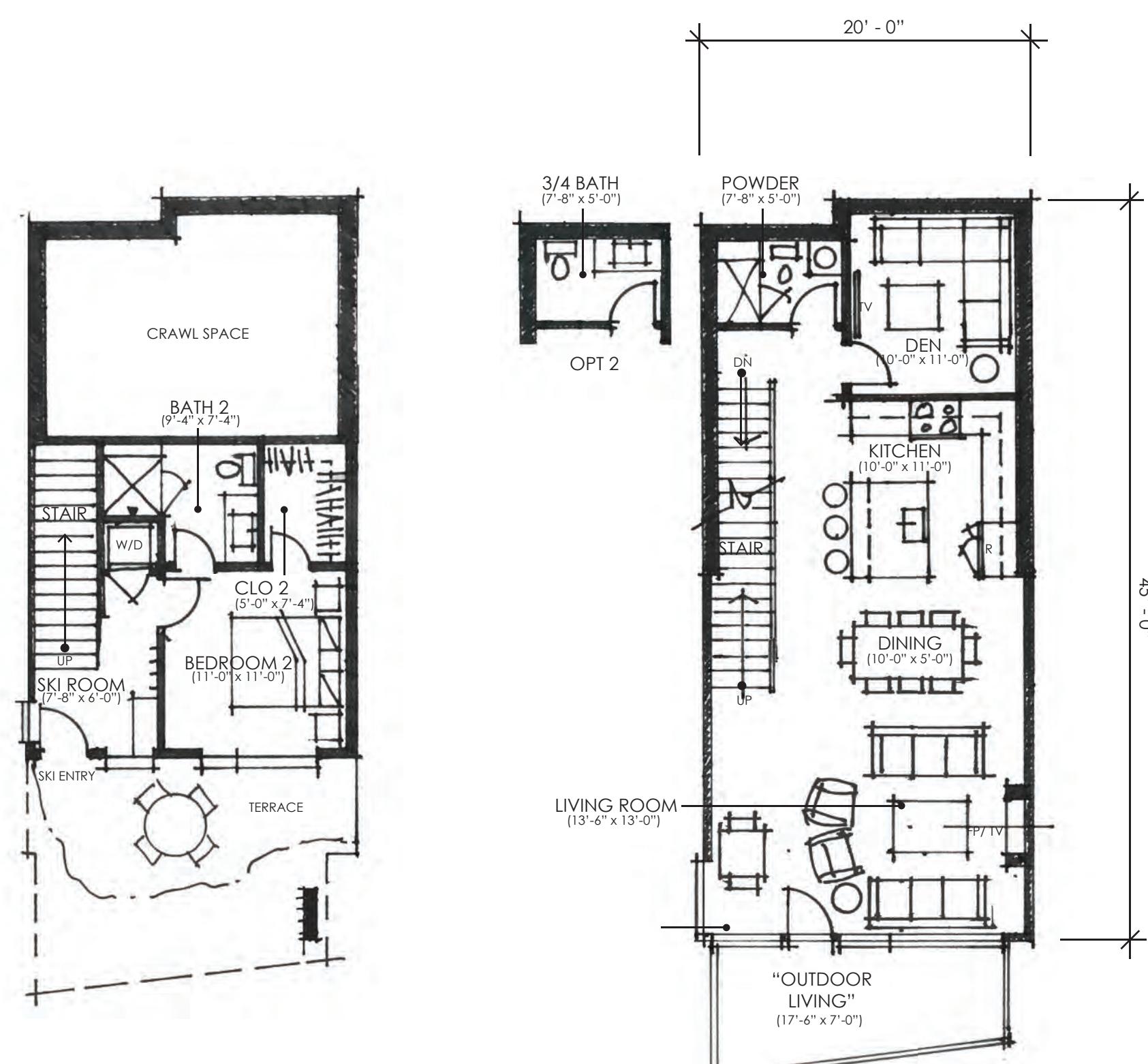
SIDE ELEVATION



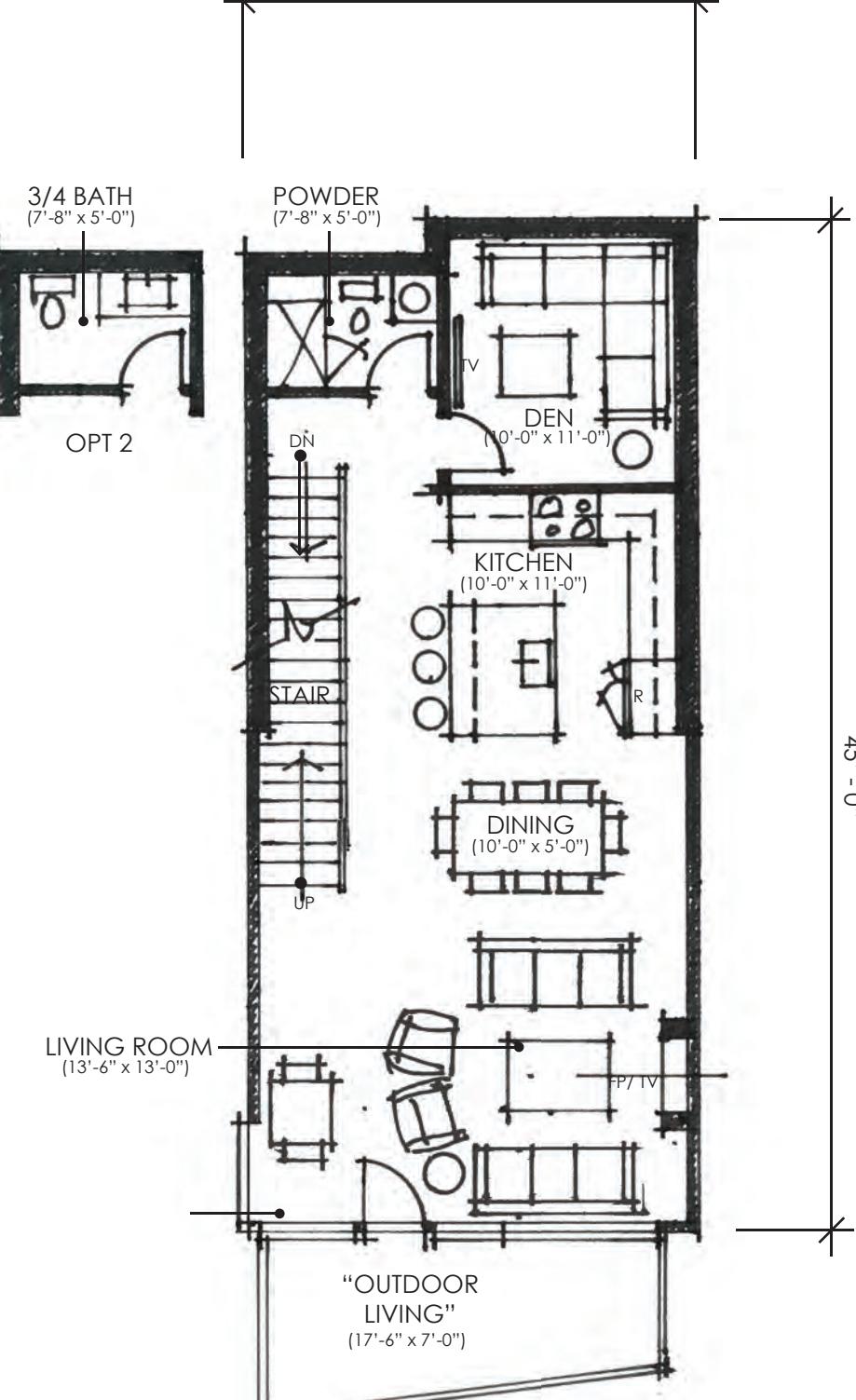
ENTRY ELEVATION



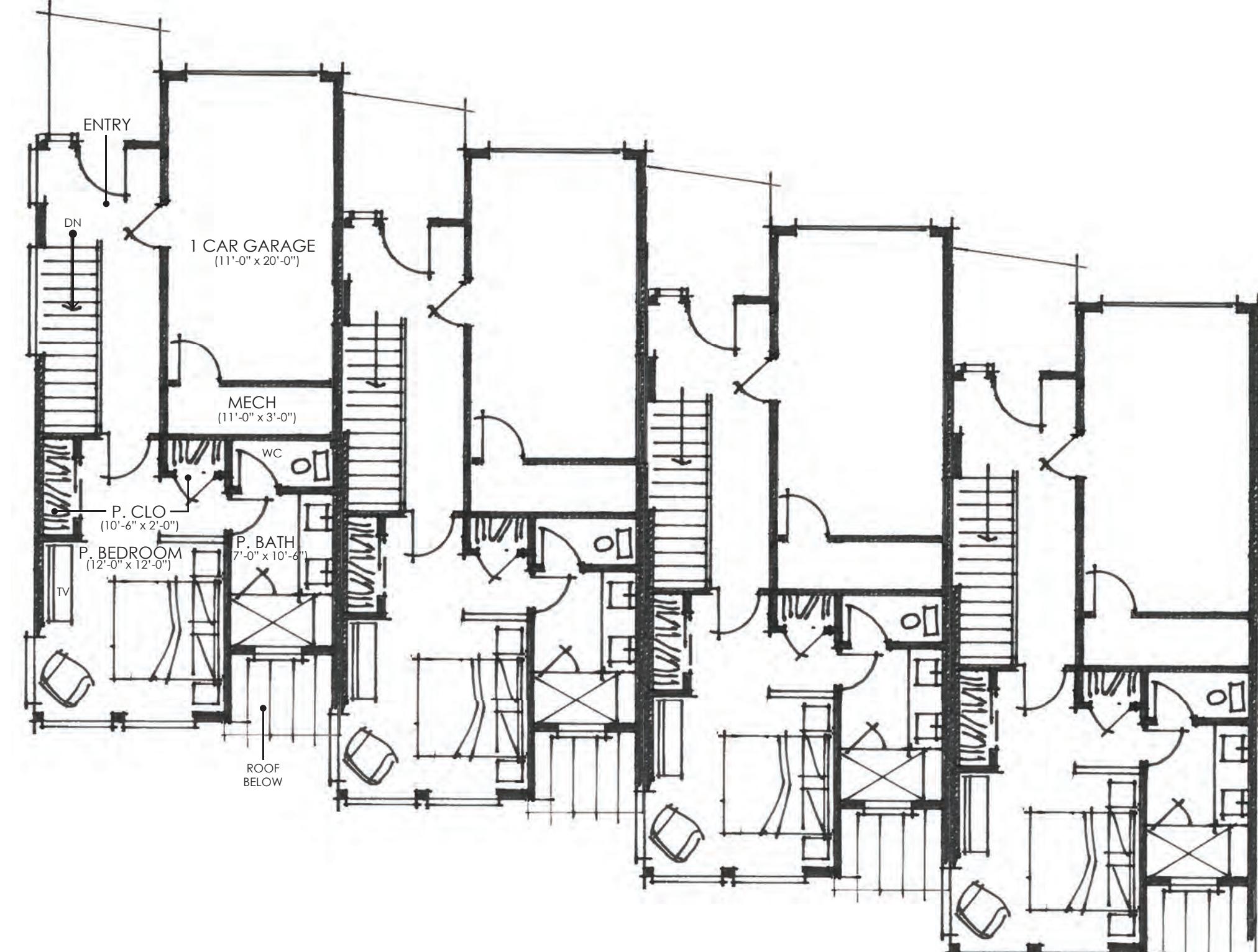
SKI WAY ELEVATION



LOWER LEVEL - (361 SF SALEABLE)



LIVING LEVEL - (841 SF SALEABLE)



ENTRY LEVEL - (509 SF SALEABLE)



Roof - Asphalt Shingles
"Pewter Gray" by GAF

Timber - Rustic and Aged by
Vintage Woods

Siding - Western Red Cedar
"Kodiak" by Delta Millworks

Windows and Metal Trim - Black

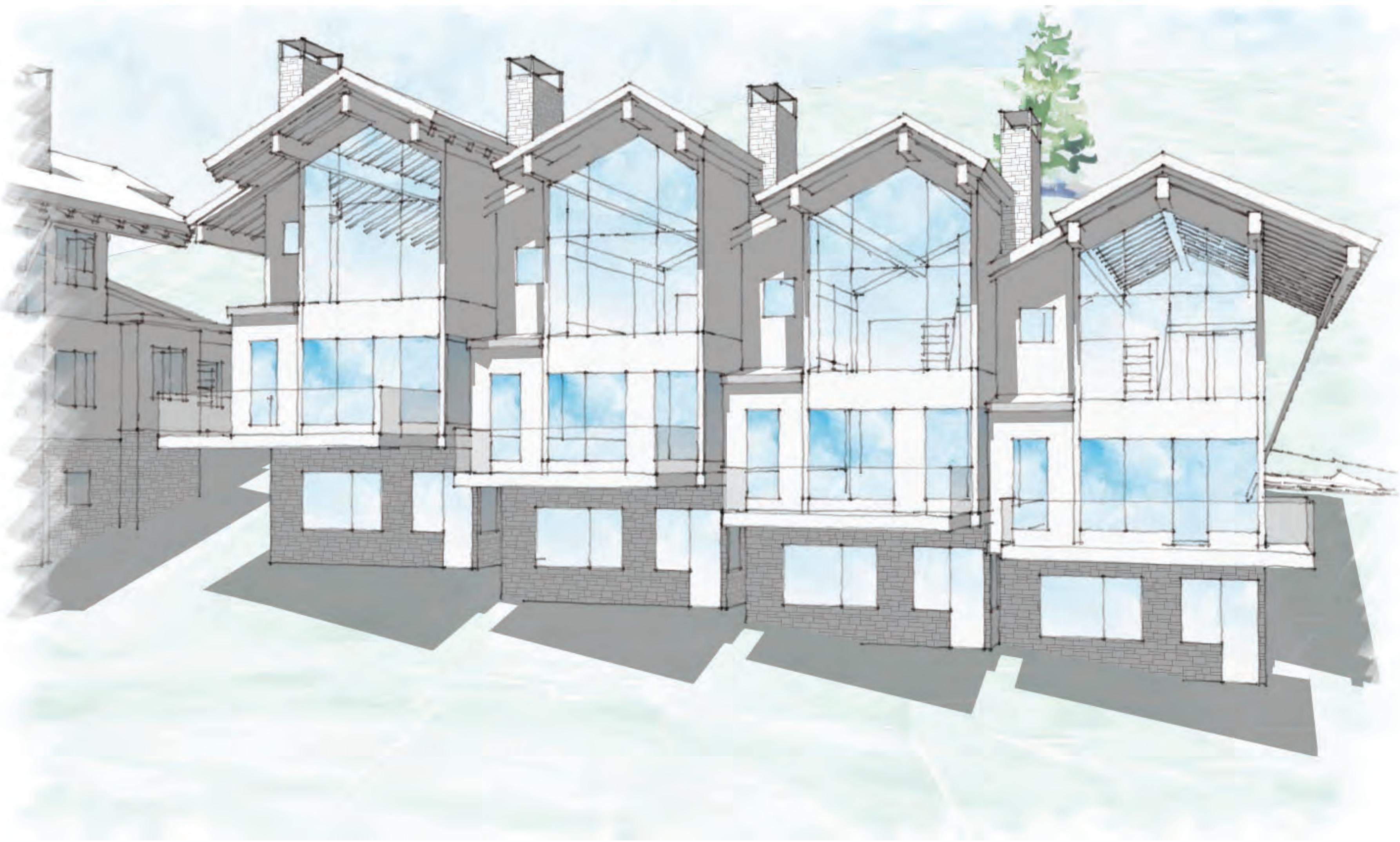
Stone - "Quartz Creek"
by Merrilstone

PROTOTYPE B
(2-BEDROOM + DEN, 3-STORY - TOWNHOME OPTION)
TOTAL : 1,711 SF SALEABLE

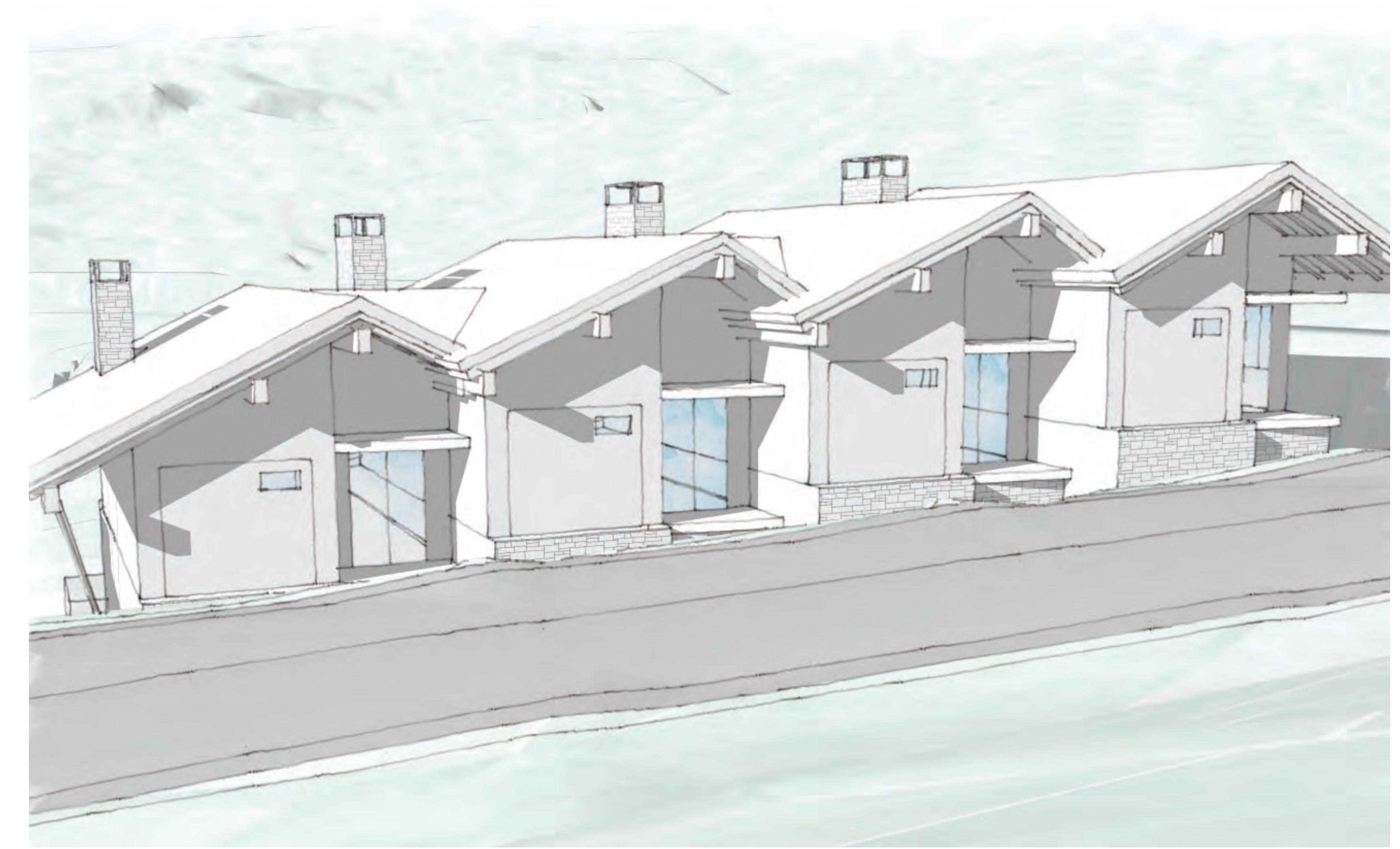
Exterior Materials

0' 4' 8' 16'

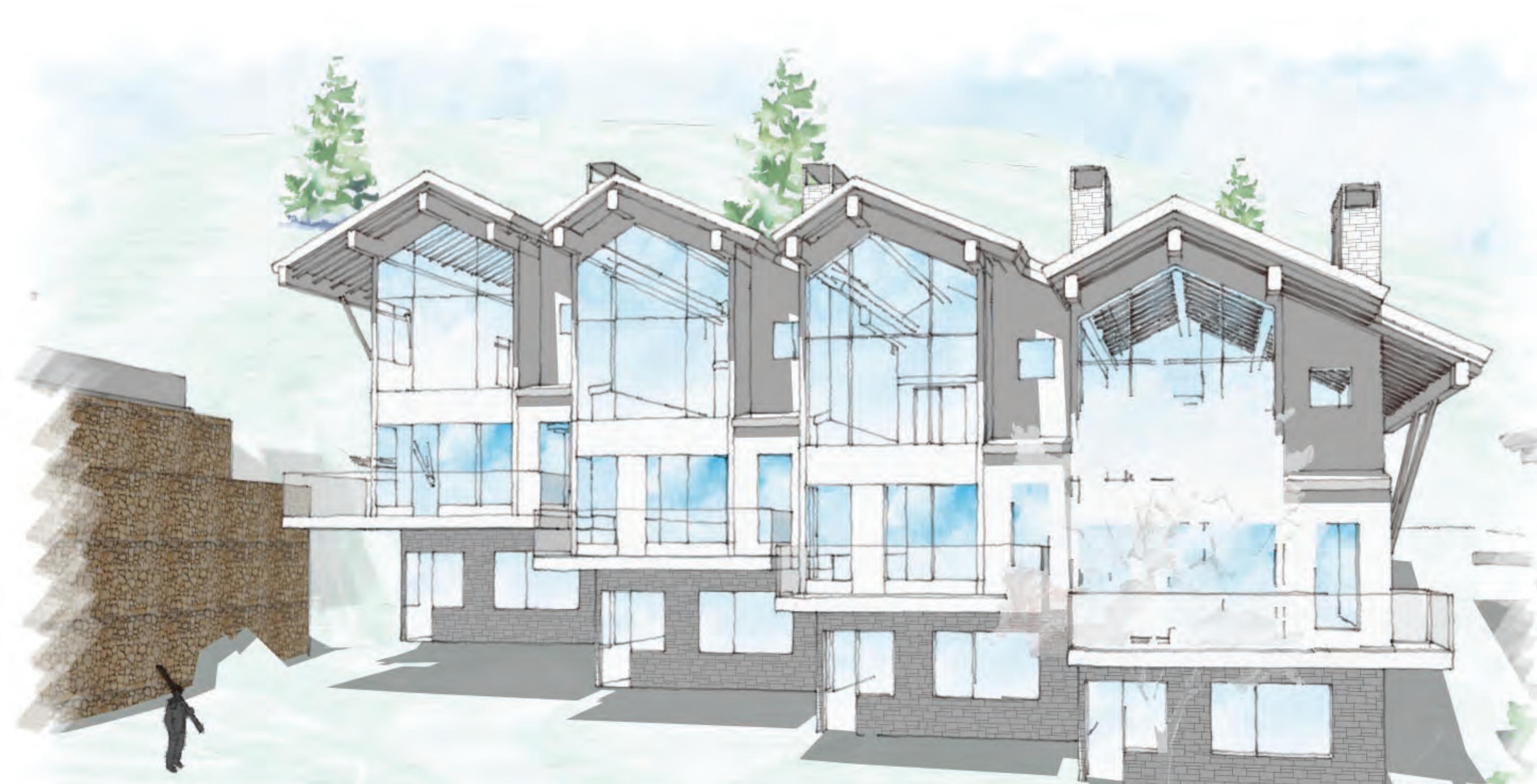
SCALE: 1/8" = 1'-0"



Upslope Prototype B Skiway View



Upslope Prototype B Streetscape View



Downslope Prototype B Skiway View



Downslope Prototype B Streetscape View



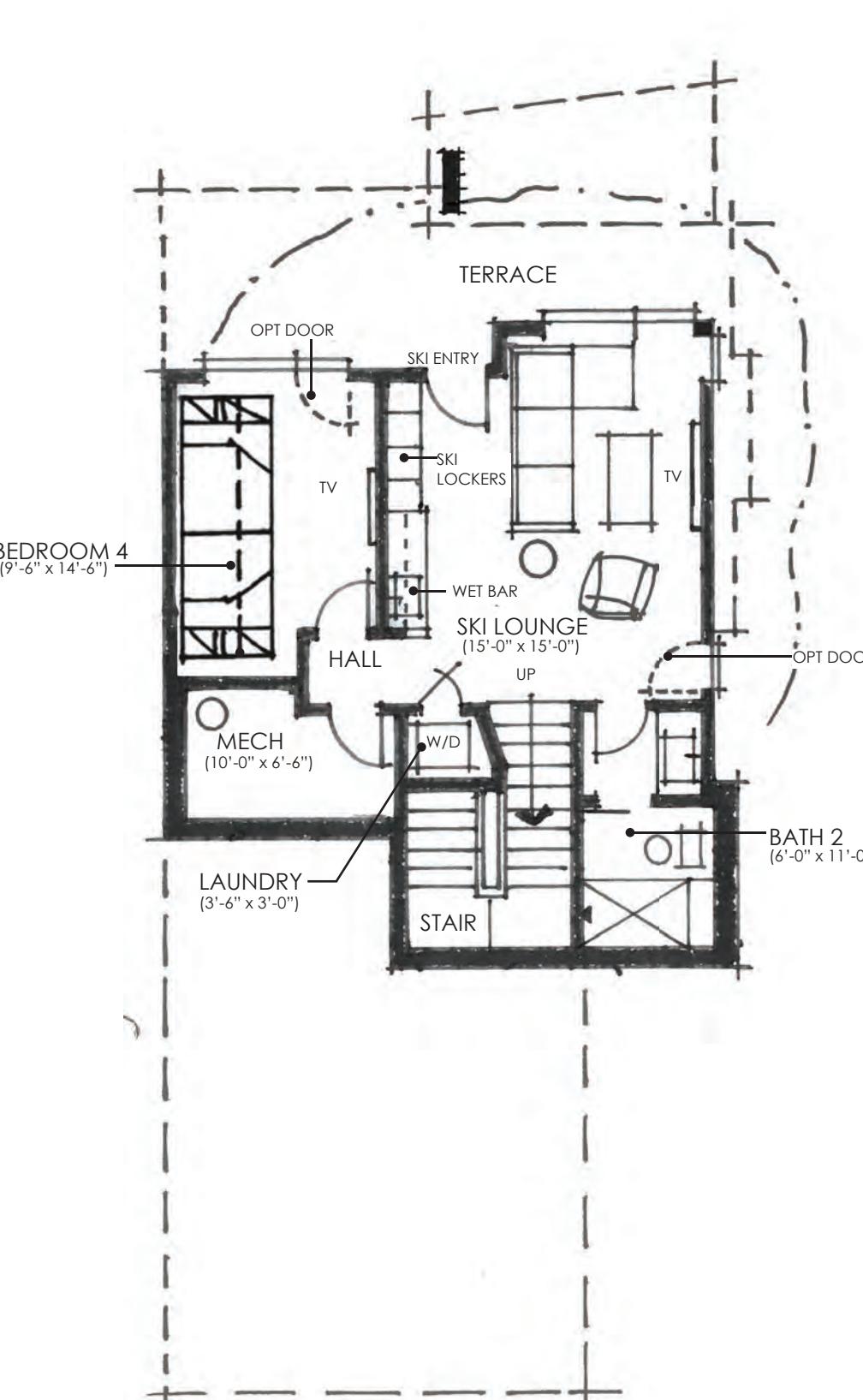
SIDE ELEVATION



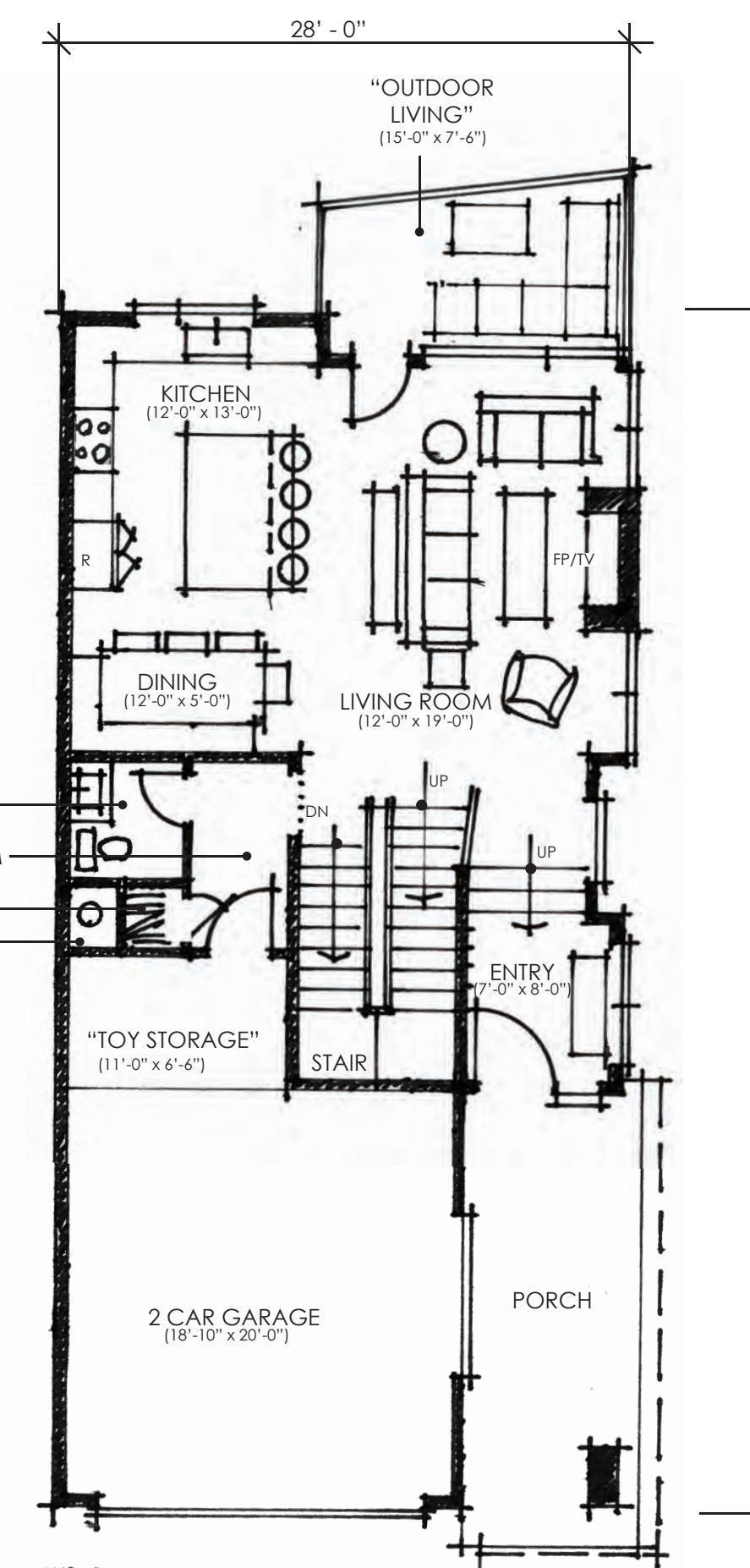
ENTRY ELEVATION



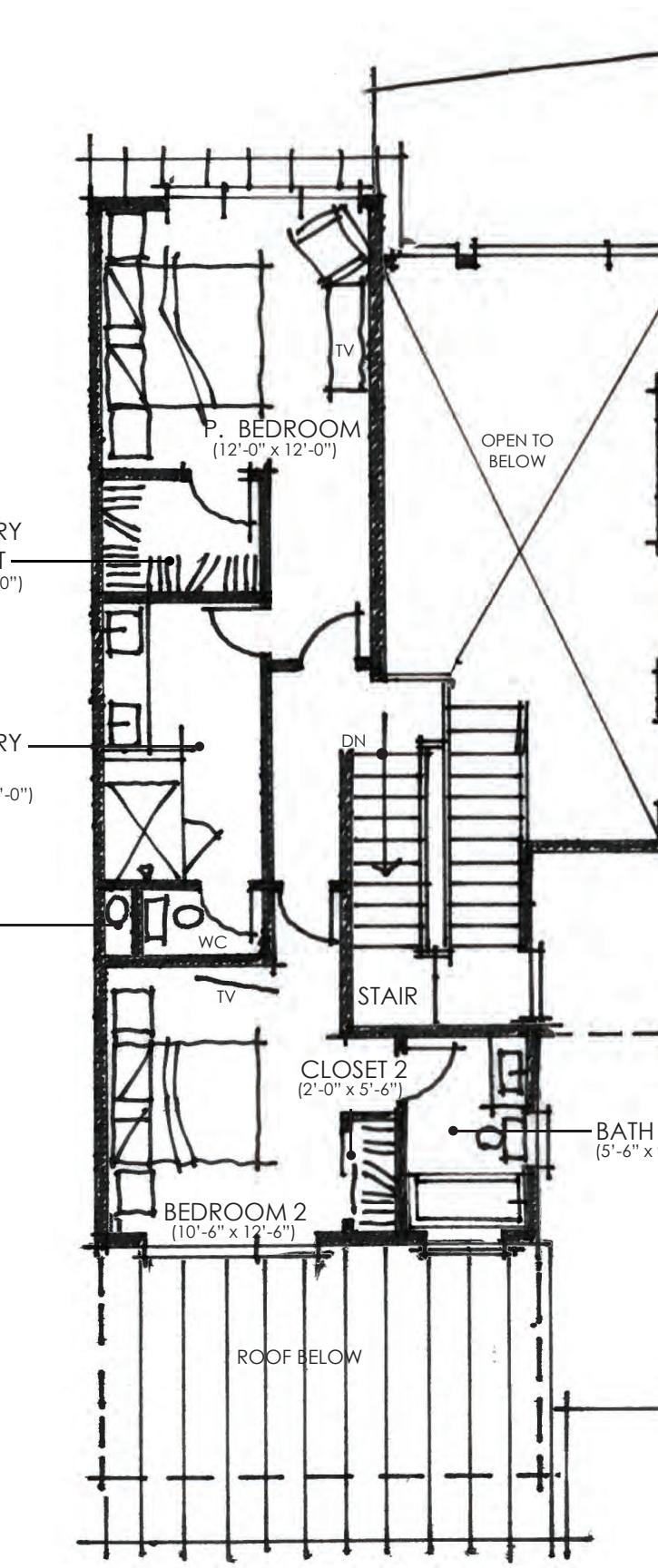
SKI WAY ELEVATION



LOWER LEVEL - (673 SF SALEABLE)



ENTRY LEVEL - (932 SF SALEABLE)



UPPER LEVEL - (764 SF SALEABLE)

PROTOTYPE D3
(3 - BEDROOM, 3-STORY)
TOTAL : (2,369 SF SALEABLE AT END UNITS)



Roof - Asphalt Shingles
"Pewter Gray" by GAF

Timber - Rustic and Aged by
Vintage Woods

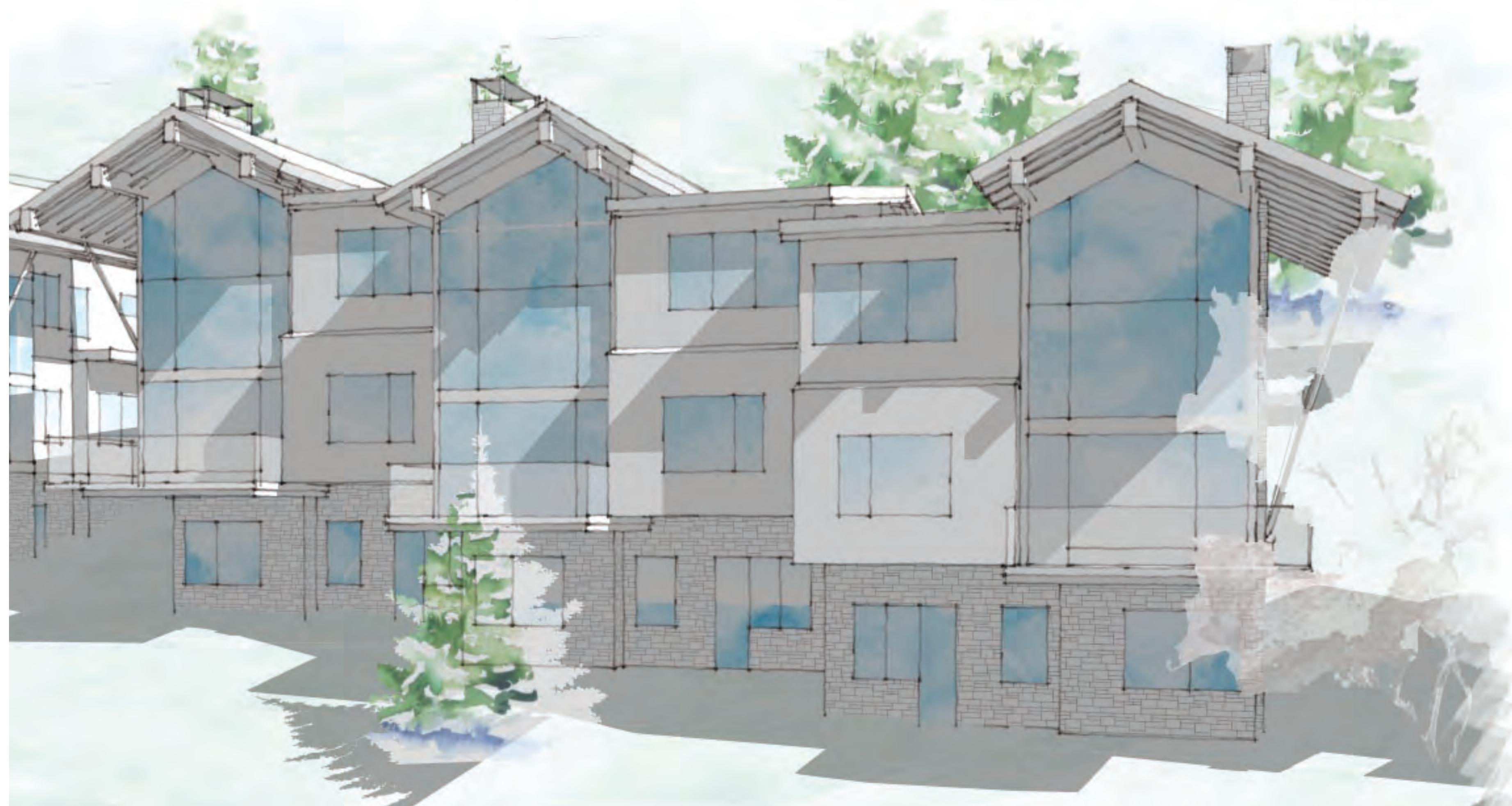
Siding - Mojave Thermal
Hemlock VG "Galactic Gray"
by Delta Millworks

Windows and Metal Trim - Black

Stone - "Quartz Creek"
by Merrilstone

Exterior Materials

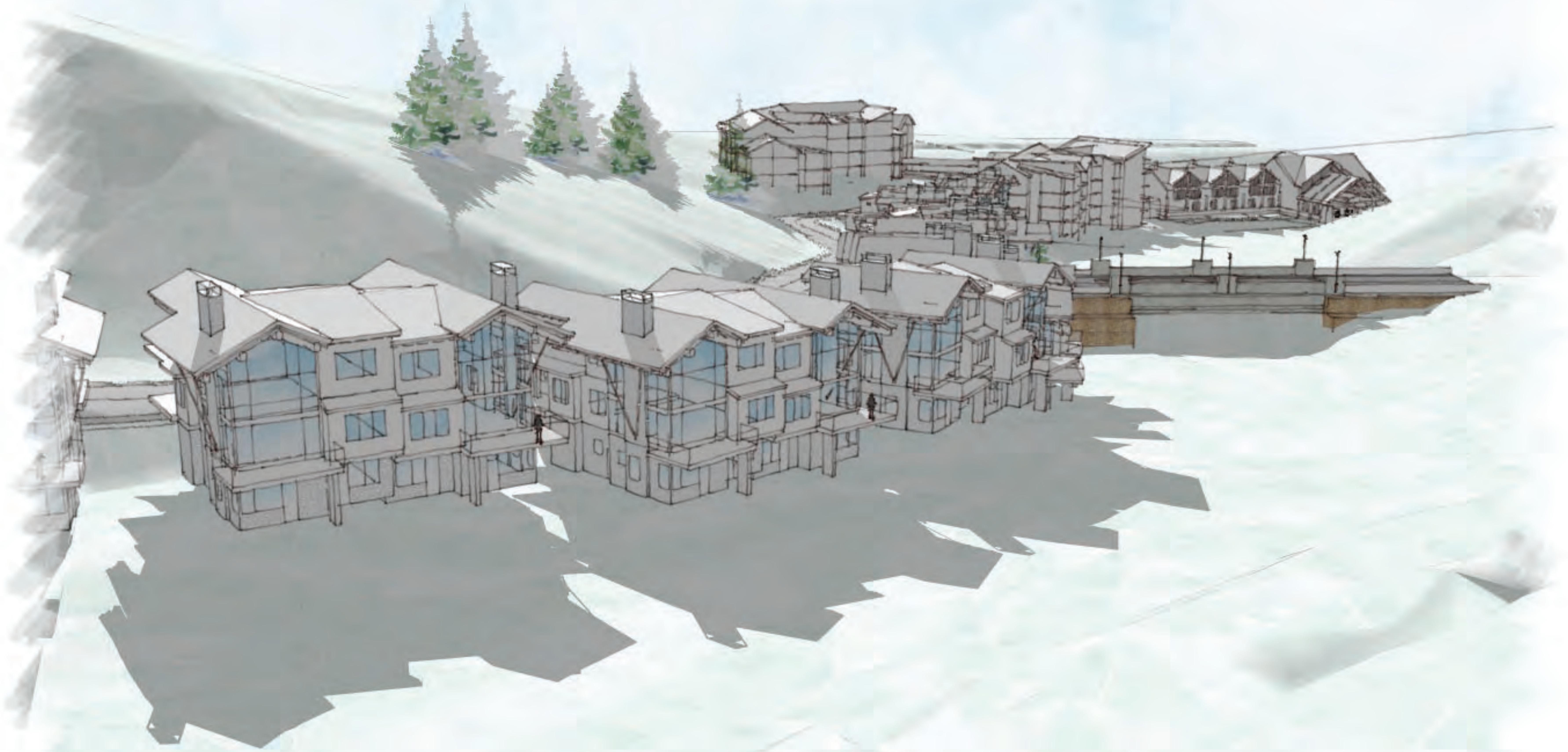
0' 4' 8' 16'
SCALE: 1/8" = 1'-0"



Prototype D3 Skiway View



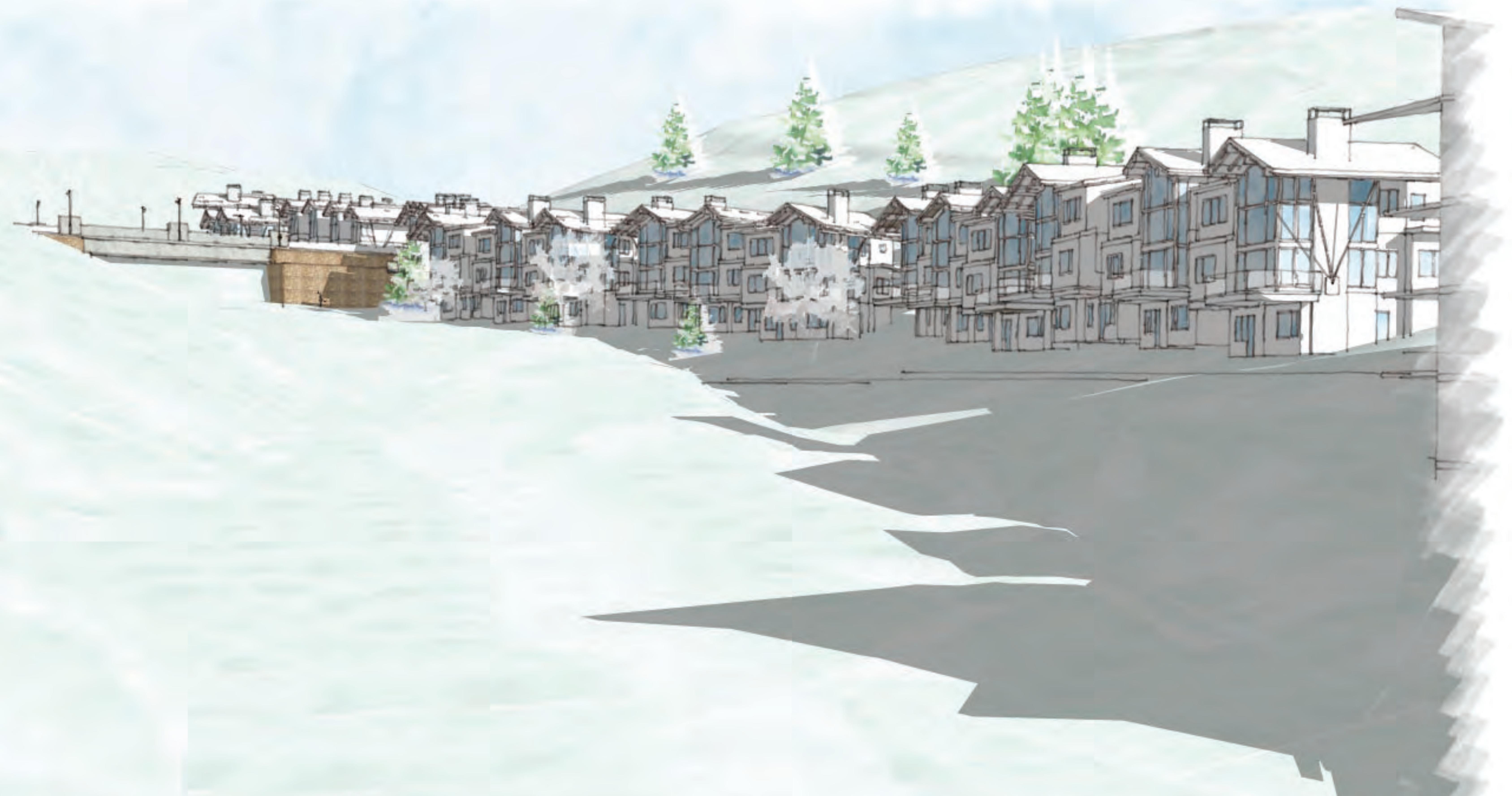
Prototype D3 Streetscape View



OVERALL AERIAL VIEW FROM TOP OF NEIGHBORHOOD

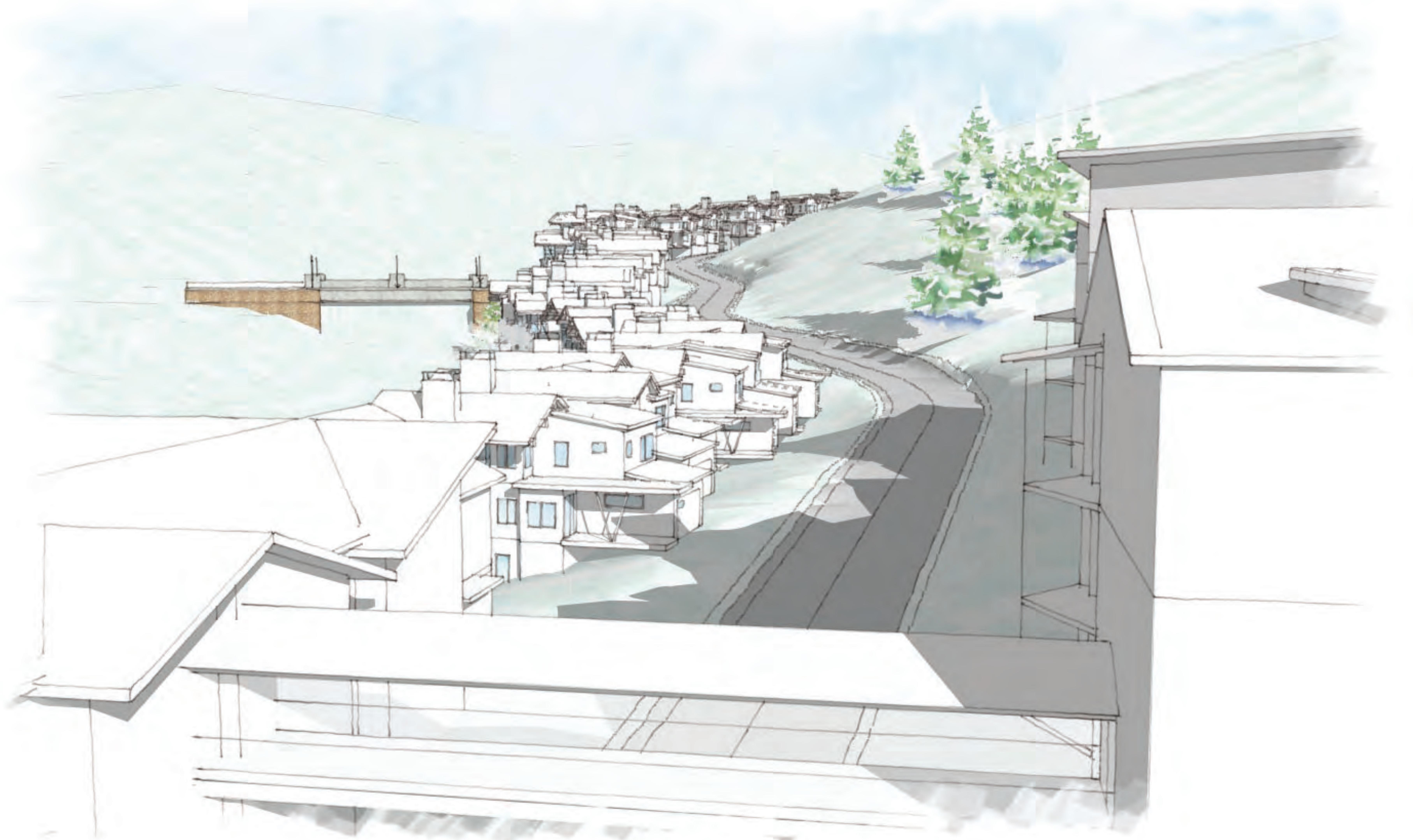
AERIAL DOWNSLOPE VIEW
TOWNHOMES AT DEER CREST VILLAGE

05.13.2025



SKI-LEVEL VIEW FROM SKI BEACH

UPSTOPE VIEW FROM SKI BEACH
TOWNHOMES AT DEER CREST VILLAGE



AERIAL VIEW FROM CONDOMINIUM BUILDINGS

AERIAL STREETSCAPE VIEW
TOWNHOMES AT DEER CREST VILLAGE