

**MILITARY INSTALLATION DEVELOPMENT AUTHORITY**  
**Design Review Committee Meeting**  
**December 16, 2025**

**STAFF REPORT**

**Agenda Item:** #7  
**Prepared By:** Richard Catten, DRC Counsel  
**Reviewed By:** Heather Kruse, MRF Project Area Director

**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, on behalf of Deer Crest Associates I, LC

**Issue:** Remanded from the MIDA Board for a determination of the timing requirements for construction of the Parking Plan described in the Parcel 1 note of the proposed Master Development Plan.

**Recommendation:** The MIDA staff recommendation is found at the end of this staff report.

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**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 resubmitting an updated version of the MDP for DRC review and Board approval.

At the DRC meeting held on October 21, 2025, the DRC recommended approval of the MDP to the MIDA Board. The MDP included a note attached to Parcel 1 of the MDP which requires certain parking to be constructed.

On November 17, 2025, the MIDA Board considered the MDP and approved it with conditions. One specific condition was that the matter be remanded to the DRC for determination of an appropriate timeline for the construction of the parking in the Parcel 1 parking note. The specific direction of the Board was given in the following quote from MIDA Board Resolution #2025 20:

**WHEREAS**, the Board has determined that the proposed Deer Crest Village MDP is lacking a timeline for the construction of 450 parking spaces to service transportation in the area which are described in the MDP and are in addition to the parking required by the density determination for the structures to be constructed by Deer Crest Associates I, LC; and

**WHEREAS**, the Board desires to remand the determination of the 450 space parking construction timeline to the Military Recreation Facility Development Review Committee as a condition of approval of the Deer Crest Village MDP.

**NOW, THEREFORE, BE IT RESOLVED BY THE MIDA BOARD** that the Deer Crest Village MDP is conditionally approved, and such approval shall not be effective until the following conditions have been completed, as certified by MIDA staff:

1. The Staff Report, with its attachments, is incorporated as part of the approval.
2. The timeline for construction of the 450 parking spaces is established by the Military Recreation Area Development Review Committee.

On November 18, 2025, the DRC met, heard from the applicant and from the MIDA staff and began consideration of the timeline determination requested by the MIDA Board. After discussion, the matter was continued to the December 16, 2025, meeting for a final determination.

#### **MIDA Staff Recommendation:**

Based on the information and reasons discussed with the DRC at the November 18<sup>th</sup> meeting, the position of the MIDA staff, that the timing of parking construction must occur prior to completion of most of the other proposed development on the remaining parcels, has not changed. However, based upon suggestions from the DRC members at the November 18<sup>th</sup> meeting, a more comprehensive determination has been developed and is set forth below. MIDA staff recommends the following determination be made by the DRC:

Pursuant to the requirements outlined in the Deer Crest Master Development Plan, it is recommended that the Committee adopt the following provisions to ensure the timely construction of the Area Parking Plan, note Associated with Parcel 1 of the Deer Crest Master Development Plan by the Deer Crest Associates, represented by East West Development:

The developer shall commence construction of the area parking plan, as evidenced by a building permit, at the earliest occurrence of either:

- Fifty (50) ERU's have pulled building permits; or
- Ten thousand (10,000) square feet of commercial space has pulled a building permit.

The timeline and related provisions set forth in this determination shall apply to all of the parking referred to the Parcel 1 parking note of the Master Development Plan, regardless of whether or not portions of the parking are constructed on an alternative

site or sites approved by MIDA. Construction of the parking facility shall be completed no later than December 31, 2029.

The following actions or any portion of these actions shall be implemented if the aforementioned requirements have not been met:

- **Suspension of Building Permits:** No additional building permits shall be issued for any subsequent development until the parking construction is completed in accordance with approved plans
- **Completion Bond:** The developer shall provide a completion bond as financial assurance for the timely completion of the parking facilities. Failure to complete construction within the specified timeframe may result in forfeiture of the bond, with proceeds used to complete the parking infrastructure.
- **Periodic Compliance Reviews:** The MIDA Staff or Design Review Committee shall conduct regular compliance reviews to monitor progress and verify adherence to the construction schedule and requirements.
- **Notice of Non-Compliance:** In the event of non-compliance, the MIDA Staff or Committee shall issue a formal notice to the developer, specifying the deficiency and providing a defined period for corrective action.
- **Stop Work Order:** Should non-compliance persist beyond the remedy period, the MIDA Staff or Committee may issue a stop work order, halting all ongoing and future construction activities until the parking requirement is satisfied