The Jordanelle Basin is an important area in northwest Wasatch County, and is the primary gateway to Wasatch County from Park City and Salt Lake City. This area is situated between two incredible assets: Deer Valley Resort and the Jordanelle Reservoir, which offers the possibility of creating a true four seasons resort community based in outdoor recreation. Wasatch County has realized the importance of planning this area so that it can one day be a village (or series of villages) worthy of its stunning location.

VISION & PURPOSE

1. To Create a Globally Recognized “Year Round” Resort
2. To Preserve the Beauty of and Environmental Integrity of the JSPA
3. To Support and Expand the Deer Valley ski system
4. To Provide Amenities Supporting the Year Round Activities

PLANNING HISTORY - 2002 “RSPA”

In 2002, Wasatch County adopted the Resort Specially Planned Area (RSPA) code as a means to encourage resort development on the westside of Jordanelle Reservoir and adjacent to Deer Valley Resort. The RSPA utilized an extensive public outreach process for input from land owners and citizens to address development potential in the area.

JORDANELLE SPECIALLY PLANNED AREA

The Jordanelle Specially Planned Area replaces the RSPA and the JBOZ as the land-use regulations for the area to further encourage high-quality resort development in the area through new financing tools, as provided by Military Installation Development Authority (MIDA).
The Jordanelle/Deer Valley area presents a unique, year-round resort opportunity. It is surrounded by abundant recreation opportunities, from world-class skiing on one side, to an incredible reservoir on the other, and a planned trail system to connect everything. The larger region, from Park City to the Heber Valley, contains numerous natural wonders and recreation opportunities, including fly fishing, water skiing, mountain biking, and golfing, that combine to make this location a true destination, and an ideal location for a four seasons resort.

Utah Olympic Park. This winter sports park was built for the 2002 Olympics, including facilities for ski jumping, luge, bobsled, skeleton, and nordic combined events. This facility is still used today for Olympic athlete training.

Canyons Resort. This four seasons resort has an exciting mix of experiences with 19 lifts and 4,000 acres of skiable terrain. It includes a village, lodging, dining, and shopping.

Park City Mountain Resort. This is the original ski mountain in Park City, with 19 lifts and 114 runs. It was host to all of the snowboarding events and the giant slalom competition for the 2002 Winter Olympics.

Deer Valley. This elite resort has 24 lifts and 101 runs which are extremely well groomed. It was the host for the freestyle aerals, the moguls and slalom events in the 2002 Winter Olympics. It includes the following portals to its ski system: Snowpark Lodge (Deer Valley), Jordanelle Run (Deer Valley), and Silverlake Lodge (Deer Valley).

Jordanelle State Park Recreation Area. This area offers the best in mountain fishing, boating, water skiing, hiking trails, snowshoe trails and a state-of-the-art boat launching facility.

Wasatch State Park. The most beautiful golf course in the Intermountain West is found here, as well as camping areas and an extensive trail system.

Soldier Hollow. This facility is a cross-country ski resort that also features tubing and snowshoeing in the winter. In the summer it becomes a 36 hole golf course and features mountain biking as well. It was the new site for the 2002 Winter Olympics Biatholon, Cross Country, and Nordic Combined events.

Deer Creek Recreation Area. This is one of the best wind sailing and ice fishing areas in the Country.

Provo River. Exceptional tube floating and world class fly fishing take place on this famous river.

Heber Creeper Railway. This historic steam railway runs its scenic route several times a day.

Midway Hot Pots & Caves. Located in Midway, these natural warm springs offer revitalizing effects. You can scuba dive in a lava cave in the middle of the winter without a wetsuit.

Heber City Airport. Accommodates all private aircraft but it best known as the glider center of activity for the entire region.

Cascade Springs State Park. Incredibly beautiful multiple natural springs.

Midway City. Multiple hot air balloon launchings occur each day in a setting reminiscent of the alps.

Sundance Resort. Exclusive small ski resort owned by Robert Redford and host (along with Park City) to the Sundance Film Festival.

Historic Park City Main Street. This street is home to world-class shopping and dining, and becomes the heart of the Sundance Film Festival each year.
JORDANELLE BASIN PLANNING AREA

AREA (A) BOUNDARY

JORDANELLE SPECIALLY PLANNED AREA “JSPA” BOUNDARY

JORDANELLE SPECIAL SERVICE DISTRICT “JSSD” BOUNDARY

AND

JORDANELLE BASIN OVERLAY ZONE “JBOZ” BOUNDARY

CONTEXT WITHIN WASATCH COUNTY

SUMMIT COUNTY

WASATCH COUNTY
JORDANELLE SPECIALLY PLANNED AREA
(“JSPA”)  

This map shows the Master Plan Area. It consists of almost 4,700 acres and is bordered on the west side by the mountain and the on the east side by the Jordanelle Reservoir.

The RSPA will serve visitors as a cohesive and well functioning resort community. The Resort will be comprised of several Mid Mountain and Lakeside development areas, including major Villages called Deer Cove Village and Mayflower Village.

Some of the potential features and amenities for this resort community include:

- A hotel cluster with meeting and exhibit space.
- Upscale hospitality, boutique retail and spa.
- A golf course.
- A day use beach and dock on the Jordanelle Lake.
- A comprehensive trail network that will provide access of both paved family trails and mountain trails, with potential connections from the Jordanelle to Sundance, Park City, Summit County, and Provo Canyon.
This map shows the existing and proposed portals (entrances) to Deer Valley Resort.

**Snow Park Lodge**
This is the original entrance to Deer Valley and still draws the largest number of skiers.

**Silver Lake Village**
Well established density pod with a high number of lifts and users.

**Deer Crest Portal**
This will become the main portal for the JSPA area, and will potentially become one of the busiest as the JSPA develops.

**Mayflower Village**
This area will be a significant addition to the Deer Valley system, with the potential to support a approximately 2,000 dwelling units.
JORDANELLE SPECIALLY PLANNED AREA
OVERLAY ZONE

OWNERSHIP SUMMARY

<table>
<thead>
<tr>
<th>#</th>
<th>PROPERTIES</th>
<th>TOTAL ACRES</th>
<th>MAX ERU'S</th>
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<tr>
<td>1</td>
<td>MAYFLOWER NORTH</td>
<td>667</td>
<td>503</td>
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<td>2</td>
<td>JORDANELLE VIEW</td>
<td>64</td>
<td>72</td>
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<td>3</td>
<td>EAST PARK</td>
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<tr>
<td>4</td>
<td>GIMBEL</td>
<td>22</td>
<td>55</td>
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<td>5</td>
<td>SAGE HEN HOLLows</td>
<td>43</td>
<td>60</td>
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<td>6</td>
<td>THE POINTE</td>
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<td>172</td>
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<td>7</td>
<td>THE HOLLows</td>
<td>11</td>
<td>190</td>
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<td>8</td>
<td>DEER COVE</td>
<td>87</td>
<td>865</td>
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<td>9</td>
<td>JSSD WATER TREATMENT SITE</td>
<td>31</td>
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</tr>
<tr>
<td>10</td>
<td>STAR HARBOR</td>
<td>36</td>
<td>35</td>
</tr>
<tr>
<td>11</td>
<td>FOX BAY</td>
<td>10</td>
<td>66</td>
</tr>
<tr>
<td>12</td>
<td>UPCMC BLUE LEDGE CORP.</td>
<td>11</td>
<td>39</td>
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<tr>
<td>13</td>
<td>SK HART ENGINEERING (MAYFLOWER)</td>
<td>31</td>
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<tr>
<td>14</td>
<td>TRANS-ATLANTIC FINANCIAL</td>
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<td>15</td>
<td>LDN</td>
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<td>SOUTH SCHOOL SITE</td>
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<td>19</td>
<td>DEER CREST (WEST)</td>
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<td>21</td>
<td>SUMMIT VIEW</td>
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<tr>
<td>22</td>
<td>BLUE LEDGE MIDA</td>
<td>MIDA</td>
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There is no warranty or guarantee as to the accuracy or reliability of any information on these maps. Questions concerning precise ownership and property line locations should be directed to a title company, attorney, or licensed land surveyor.
As part of the planning process for the JSPA, a Target Use Study was prepared by qualified land planners to show optimal development densities on the various parcels comprising the JSPA. The Zone designations were determined in reliance upon the Target Study, but the Target Study does not create Zones, grant densities or establish any other legal rights. The Target Study for the JSPA is simply provided to show the land use study on which the Zones were based.

**Maximum Densities**

The maximum densities (ERUs) based on this target study were derived in the 2002 RSPA plan. The ERUs numbers used are those derived in the 2002 RSPA Plan or adopted by ordinance or determination of maximum density and can be found on page B-11, B-14, and B-17.
As part of the planning process for the JSPA, a Target Use Study was prepared for Neighborhood A ("Target Study"). The Target Study was prepared to show optimal development densities on the various parcels comprising the Neighborhood. The Zone designations for each Neighborhood were determined in reliance upon the Target Study, but the Target Study does not create Zones, grant densities or establish any other legal rights. The Target Study for this neighborhood is simply provided to show the detailed land use study on which the Zones were based.

**MAXIMUM DENSITIES**

Page B-11 shows the maximum densities (ERU’s) for each property in Neighborhood A. These ERU numbers were derived in the 2002 RSPA Plan or adopted by ordinance or determination of maximum density.
<table>
<thead>
<tr>
<th>NAME</th>
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<th>UNITS/ACRE</th>
<th>MAX. HEIGHT</th>
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<td>RSF</td>
<td>Residential Single Family</td>
<td>(6 DU/AC)</td>
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<tr>
<td>RMD</td>
<td>Residential Medium Density</td>
<td>(6-20 DU/AC)</td>
<td>3.5 Floors</td>
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<tr>
<td>NC</td>
<td>Residential Single Family or</td>
<td>(6 DU/AC)</td>
<td>2.5 Floors</td>
</tr>
<tr>
<td></td>
<td>Hospitality Casita</td>
<td></td>
<td>2 Floors</td>
</tr>
<tr>
<td>RVMD</td>
<td>Resort Village Medium Density</td>
<td>(70 UPA)</td>
<td>4-8 Floors</td>
</tr>
<tr>
<td>RVHD</td>
<td>Resort Village High Density</td>
<td>(90 UPA)</td>
<td>4-8 Floors</td>
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<tr>
<td>NC</td>
<td>Neighborhood Commercial</td>
<td>(FSR)</td>
<td>2.5 Floors</td>
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<tr>
<td>SCH</td>
<td>School</td>
<td>(NA)</td>
<td>NA</td>
</tr>
<tr>
<td>CS</td>
<td>Common Space/Amenity</td>
<td>(NA)</td>
<td>2.5 Floors</td>
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<tr>
<td>OS</td>
<td>Open Space</td>
<td>(NA)</td>
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NOTE: DENSITY PODS A-1 AND A-2 (AS LABELED ON PLAN ON THIS PAGE) HAVE CLASSIFICATIONS OF SCH AND CS RESPECTIVELY. IF THESE ARE NOT USED AS PUBLIC AMENITIES, THEN A-1 WILL BE RSF AND A-2 WILL BE RMD.
As part of the planning process for the JSPA, a Target Use Study was prepared for Neighborhood B (“Target Study”). The Target Study was prepared to show optimal development densities on the various parcels comprising the Neighborhood. The Zone designations for each Neighborhood were determined in reliance upon the Target Study, but the Target Study does not create Zones, grant densities or establish any other legal rights. The Target Study for this neighborhood is simply provided to show the detailed land use study on which the Zones were based.

MAXIMUM DENSITIES

Page B-14 shows the maximum densities (ERU's) for each property in Neighborhood B. These ERU numbers were derived in the 2002 RSPA Plan or adopted by ordinance or determination of maximum density.
As part of the planning process for the JSPA, a Target Use Study was prepared for Neighborhood C ("Target Study"). The Target Study was prepared to show optimal development densities on the various parcels comprising the Neighborhood. The Zone designations for each Neighborhood were determined in reliance upon the Target Study, but the Target Study does not create Zones, grant densities or establish any other legal rights. The Target Study for this neighborhood is simply provided to show the detailed land use study on which the Zones were based.

**MAXIMUM DENSITIES**

Page B-17 shows the maximum densities (ERU's) for each property in Neighborhood C. These ERU numbers were derived in the 2002 RSPA Plan or adopted by ordinance or determination of maximum density.
JORDANELLE SPECIALLY PLANNED AREA
OVERLAY ZONE

KEY

**DESCRIPTION** | **UNITS/ACRE** | **MAXIMUM HEIGHT** | **MAX ERU'S**
--- | --- | --- | ---
**MAYFLOWER WEST**
**RSF** | RESIDENTIAL SINGLE FAMILY | 6 DU/AC | 2.5 STORIES | 1.024
**RMD** | RESIDENTIAL MEDIUM DENSITY | 6-20 DU/AC | 3.5 STORIES | 392
**RVHD** | RESORT VILLAGE HIGH DENSITY | 80 UPA | 4-8 STORIES | 181
**CSA** | COMMUNITY SITE | NA | 2.5 STORIES | 2.5 STORIES

**MAYFLOWER EAST**
**RSF** | RESIDENTIAL SINGLE FAMILY | 6 DU/AC | 2.5 STORIES | 1.024
**RMD** | RESIDENTIAL MEDIUM DENSITY | 6-20 DU/AC | 3.5 STORIES | 392
**NC** | NEIGHBORHOOD COMMERCIAL | 4 FSR | 3.5 STORIES | 181
**CSA** | COMMUNITY SITE | NA | 2.5 STORIES | 2.5 STORIES
**SCH** | SCHOOL | NA | NA | 2.5 STORIES
**PC** | PARKING | NA | NA | 2.5 STORIES

**STILLWATER**
**RMD** | RESIDENTIAL MEDIUM DENSITY | 6-20 DU/AC | 3.5 STORIES | 181

MAYFLOWER SOUTH (WEST)

MAYFLOWER WEST

STILLWATER

MAYFLOWER SOUTH (WEST)

MAYFLOWER SOUTH (EAST)
NOTES

The proposed roads are shown in the drawing. The major road, the Jordanelle Parkway, and the Portal, are the only roads that span multiple landowners and will be shared costs on some basis.

The alignment of the Jordanelle Parkway and connector roads are subject to change based on topography and the need to work with the actual design and alignment of approved master plans.
As part of the master plan, the area will have a comprehensive and user-friendly trail system. The paved trails, which will be easier trails suitable for family use, will accommodate cycling, hiking, and equestrian use. They will also be usable for sleighs in the winter.

The more difficult Mountain trails will connect to the Park City, Deer Valley and Wasatch State Park trail system.

When the entire system is completed in Wasatch County, trail users will be able to go from the Jordanelle and Summit County, to Sundance and Provo Canyon.

The parking next to Highway 40 in the Deer Crest Village area has approximately 450 parking spaces.
A transit system providing access to ski terminals may be provided as part of the JSPA. The transit system would be seasonally operated, and financed by a small assessment to landowners or tenants of the JSPA and/or a fare system. This Transit System will not be considered until approximately fifty (50) percent of the JSPA is developed and absorbed or as determined by Wasatch County.
NOTES
This plan is subject to change based on the actual design and alignment of approved master plans.

The Culinary water, Sewer plans and Secondary water system plan were produced by the JSSD. Actual locations of infrastructure improvements are subject to final agreements and review by affected agencies and landowners.

Detention Basin locations are taken from earlier studies. Actual locations of infrastructure improvements are subject to final agreements and review by affected agencies and landowners.
NOTES

One potential feature of the JSPA is a golf course. A golf course would help solidify the JSPA as a four seasons resort, complimenting the other warm weather recreational uses, as well as taking advantage of the beautiful setting.
The proposed ski lifts and runs shown are based on a draft of the Deer Valley East Ski Concept Plan, dated November 19, 2013, and are subject to change.
### Trees

<table>
<thead>
<tr>
<th>Botanical Name</th>
<th>Common Name</th>
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</thead>
<tbody>
<tr>
<td>Acer ginnala ‘Flame’</td>
<td>Flame Maple</td>
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<td>Acer freemanii ‘Jeffers Red’</td>
<td>Farview Flame Maple</td>
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<td>Corylus avellana ‘Contorta’</td>
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<td>Juniperus scopulorum</td>
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<td>Malus ‘Dolgo’</td>
<td>Dolgo Crabapple</td>
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<td>Populus tremuloides</td>
<td>Quaking Aspen</td>
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<td>Quercus gambelii</td>
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### Evergreen Trees

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<td>Picea abies</td>
<td>Norway Spruce</td>
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<tr>
<td>Picea engelmanni</td>
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<tr>
<td>Picea pungens</td>
<td>Colorado Spruce</td>
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<tr>
<td>Pinus aristata</td>
<td>Bristlecone Pine</td>
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<tr>
<td>Pinus ponderosa</td>
<td>Ponderosa Pine</td>
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<tr>
<td>Pinus sylvestris</td>
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<td>Aronia arbutifolia</td>
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<tr>
<td>Cornus sericea</td>
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<tr>
<td>Cotoneaster lucidus</td>
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<td>Eucyrtis alatus</td>
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<td>Compact Andorra Juniper</td>
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<td>Juniperus horizontalis ‘Bar Harbor’</td>
<td>Bar Harbor Juniper</td>
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<td>Juniperus horizontalis ‘Prince of Wales’</td>
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<td>Juniperus sabina tamariscifolia</td>
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<td>Mahonia repens</td>
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### Perennials

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<td>Anenome Sylvestris</td>
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<td>Chrinacea purpurea</td>
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<td>Euphorbia griffithii ‘Fireglow’</td>
<td>Fireglow Spurge</td>
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<td>Gaillardia x grandiflora</td>
<td>Blanketflower</td>
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<td>Iris missouriensis</td>
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<td>Iris siberica x ‘Papillon’</td>
<td>Siberian Iris</td>
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<td>Iris versicolor</td>
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<td>Lupinus ‘Dwarf Minarette Lupine’</td>
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<td>Lupinus ‘Russell Hybrids’</td>
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<td>Monarda didyma</td>
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<td>Penstemon barbatus</td>
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<td>Rudbeckia fulgida ‘Goldsturm’</td>
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<tr>
<td>Sedum ‘Autumn Joy’</td>
<td>Autumn Joy Stonecrop</td>
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**B-25 RECOMMENDED PLANTING LIST**

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