

# MAYFLOWER MOUNTAIN RESORT



**EXTELL**  
DEVELOPMENT COMPANY

**WASATCH COUNTY COUNCIL MEETING**  
**August 29, 2018**



# BLX MAYFLOWER TEAM

Extell on behalf of BLX Mayflower has assembled a world-class team to assure the long-term success of the project.

- Parr-Brown
- Langvardt Design Group
- OZ Architecture
- SE Group
- Stantec
- IGES Engineers
- Welsh-Hagen Engineers
- Gage Davis Associates
- Psomas Engineering
- The Johnson Planning Company
- Zehren Design Group
- Cooper Wynn Real Estate
- Loughlin Hydrology

# BLX MAYFLOWER REQUEST

BLX Mayflower is requesting the Wasatch County Council approve the following, as well as forward a positive recommendation to the Wasatch County Council:

## Master Plan/Master Plan Amendment

- Constraints Analysis/Density Determination
- Conditions of Approval



DEER VALLEY

DEER CREST

U.S. HIGHWAY 40

GENERAL  
PROJECT  
LOCATION

JORDANELLE RESERVOIR





# JORDANELLE SPECIALLY PLANNED AREA OVERLAY ZONE PLAN BOOK

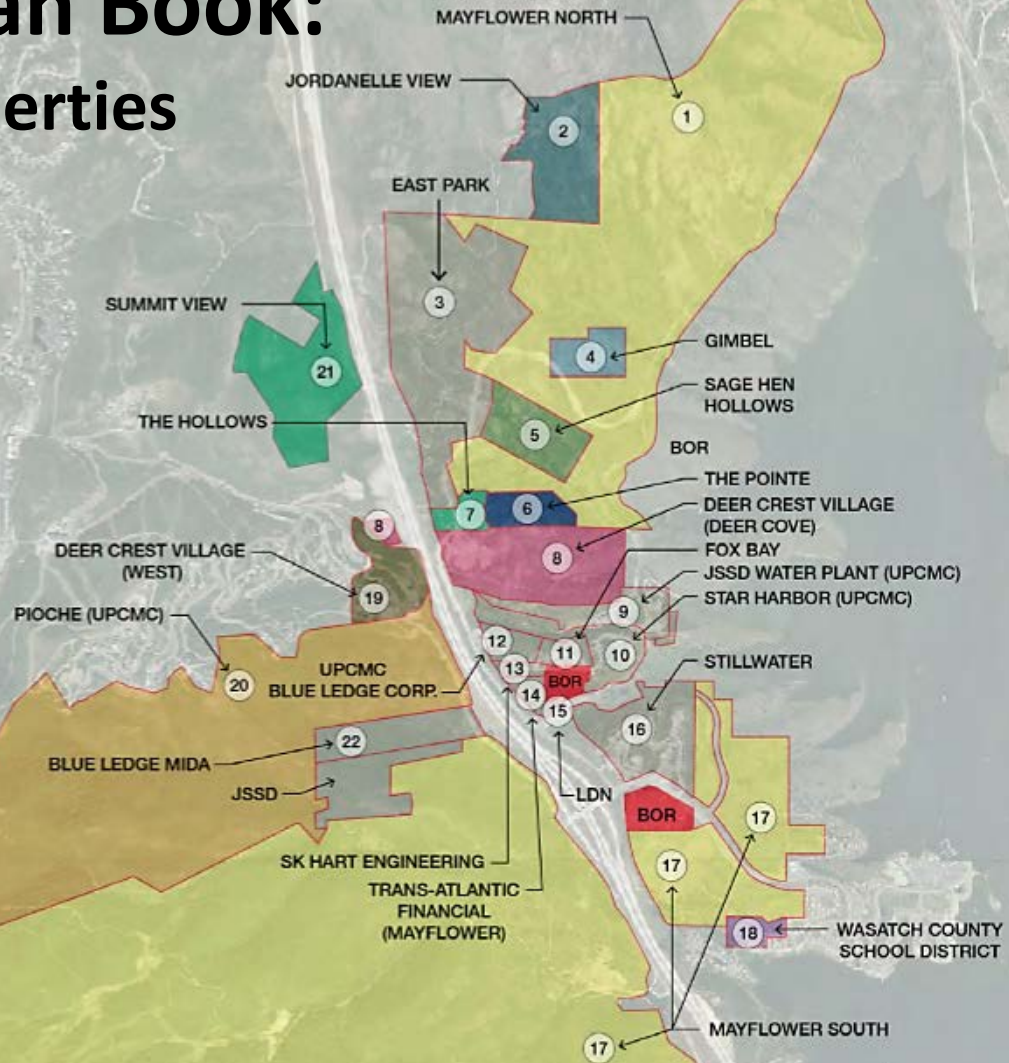


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# JSPA Plan Book:

## JSPA Properties



# BLXM/JSPA VISION FOR MAYFLOWER

- Alpine and Nordic Skiing
- Alpine Coaster
- Tobogganing/Sledding
- Ice Skating
- Snow-shoeing
- Aerial Tram Rides
- Conference Center
- Shopping and Dining
- Pump Track
- Mountain biking
- Roller skating/Skate Park
- Wildlife Tours
- Miniature Golf in Village
- Zip-line Tours/Climbing Walls
- Movies on the Mountain
- Outdoor Music/Concerts
- Conference Center

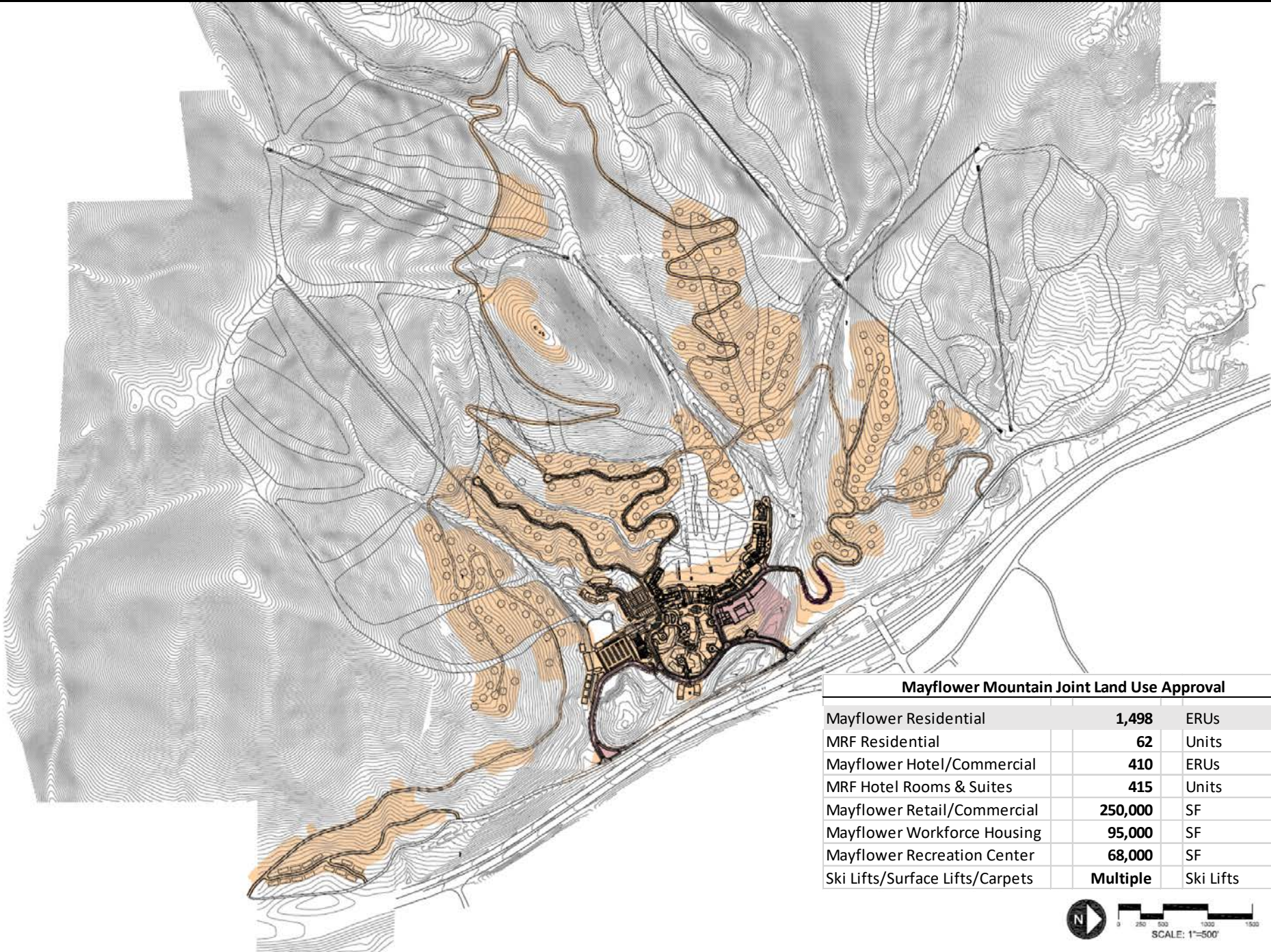


# A YEAR-AROUND RESORT



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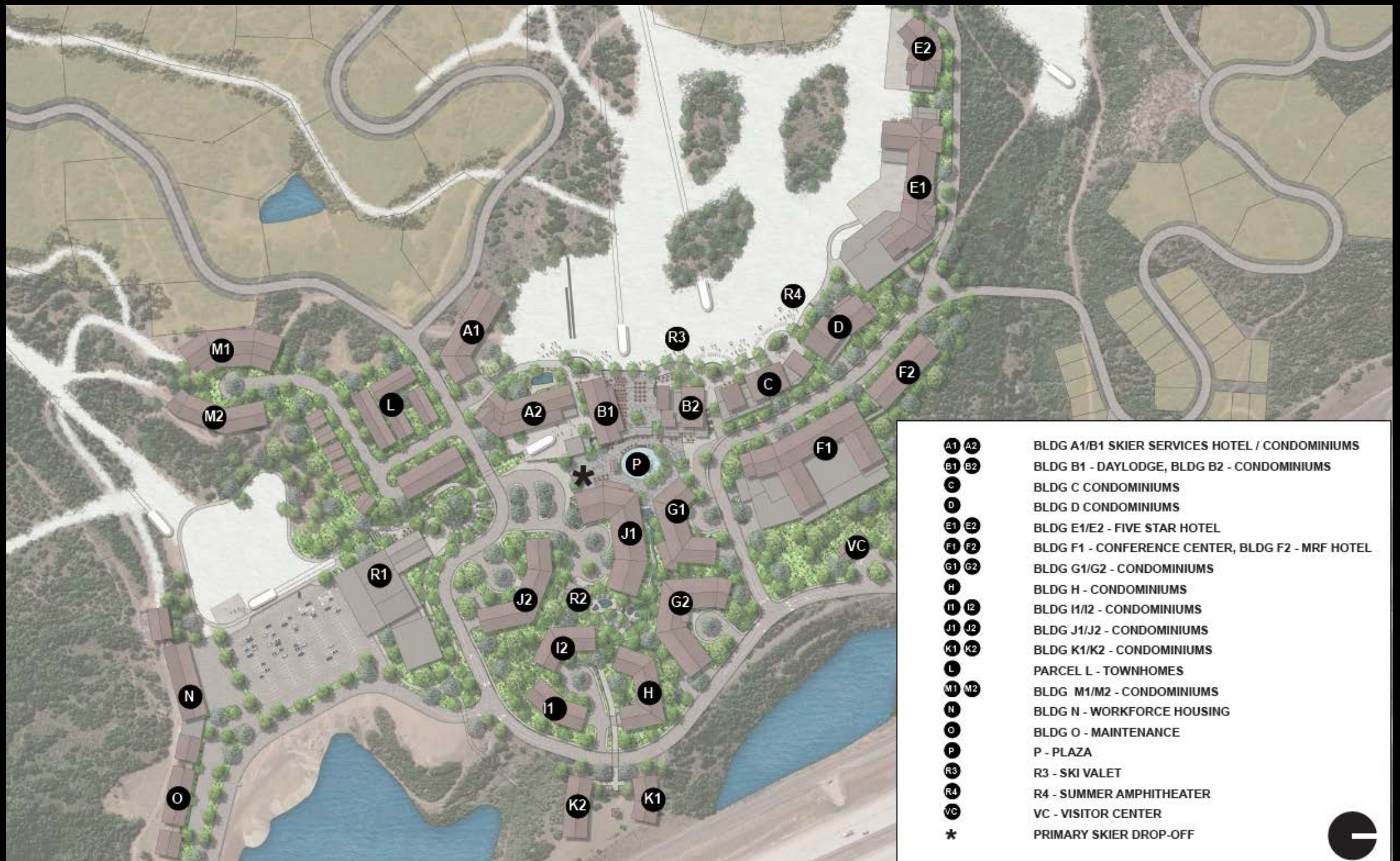
Mayflower Mountain Joint Land Use Approval		
Mayflower Residential	1,498	ERUs
MRF Residential	62	Units
Mayflower Hotel/Commercial	410	ERUs
MRF Hotel Rooms & Suites	415	Units
Mayflower Retail/Commercial	250,000	SF
Mayflower Workforce Housing	95,000	SF
Mayflower Recreation Center	68,000	SF
Ski Lifts/Surface Lifts/Carpets	Multiple	Ski Lifts



MAYFLOWER MOUNTAIN RESORT JOINT LAND USE EXHIBIT

July 2018





- A1 A2 BLDG A1/B1 SKIER SERVICES HOTEL / CONDOMINIUMS
- B1 B2 BLDG B1 - DAYLODGE, BLDG B2 - CONDOMINIUMS
- C BLDG C CONDOMINIUMS
- D BLDG D CONDOMINIUMS
- E1 E2 BLDG E1/E2 - FIVE STAR HOTEL
- F1 F2 BLDG F1 - CONFERENCE CENTER, BLDG F2 - MRF HOTEL
- G1 G2 BLDG G1/G2 - CONDOMINIUMS
- H BLDG H - CONDOMINIUMS
- I1 I2 BLDG I1/I2 - CONDOMINIUMS
- J1 J2 BLDG J1/J2 - CONDOMINIUMS
- K1 K2 BLDG K1/K2 - CONDOMINIUMS
- L PARCEL L - TOWNHOMES
- M1 M2 BLDG M1/M2 - CONDOMINIUMS
- N BLDG N - WORKFORCE HOUSING
- O BLDG O - MAINTENANCE
- P P - PLAZA
- R3 R3 - SKI VALET
- R4 R4 - SUMMER AMPHITHEATER
- VC VC - VISITOR CENTER
- \* PRIMARY SKIER DROP-OFF









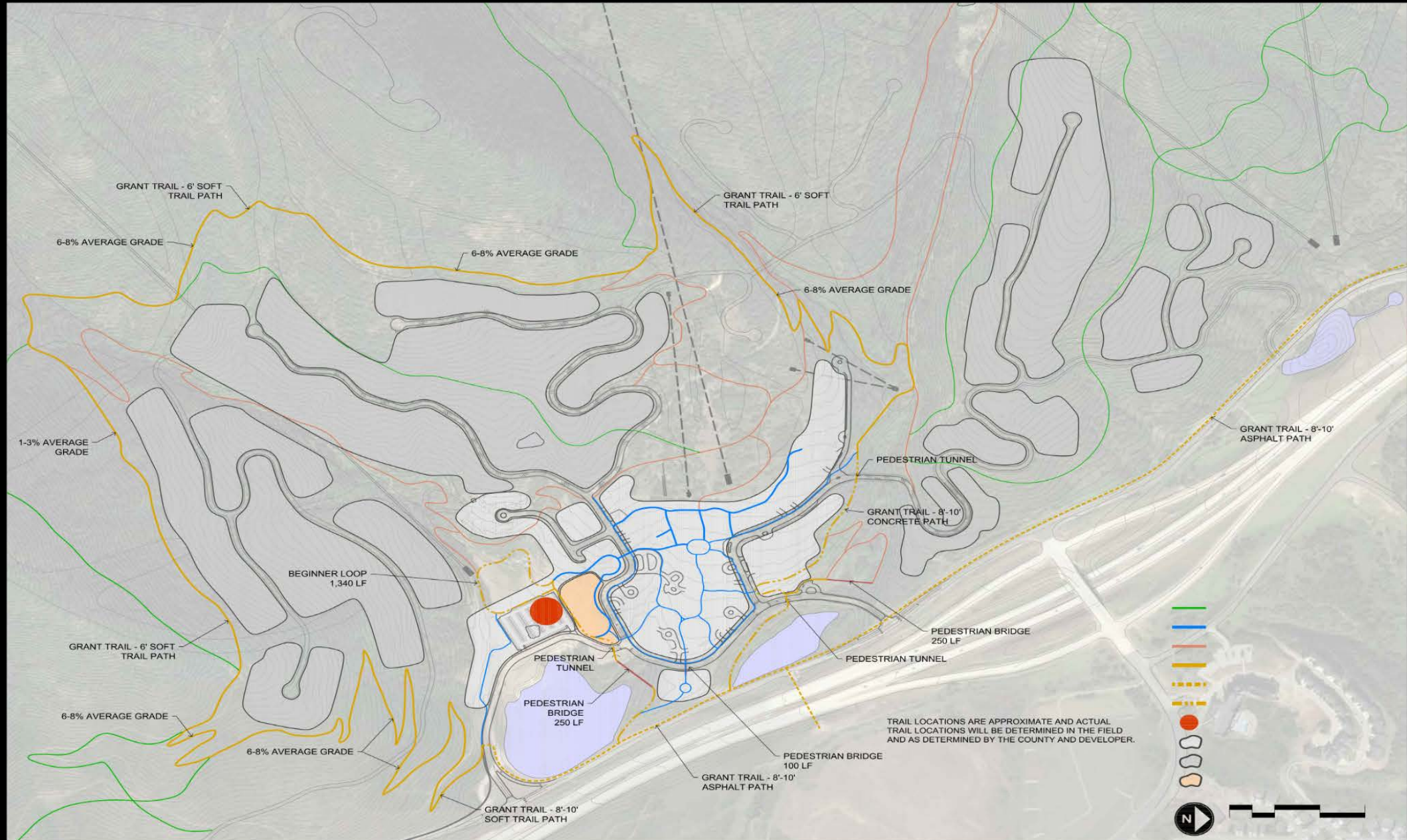






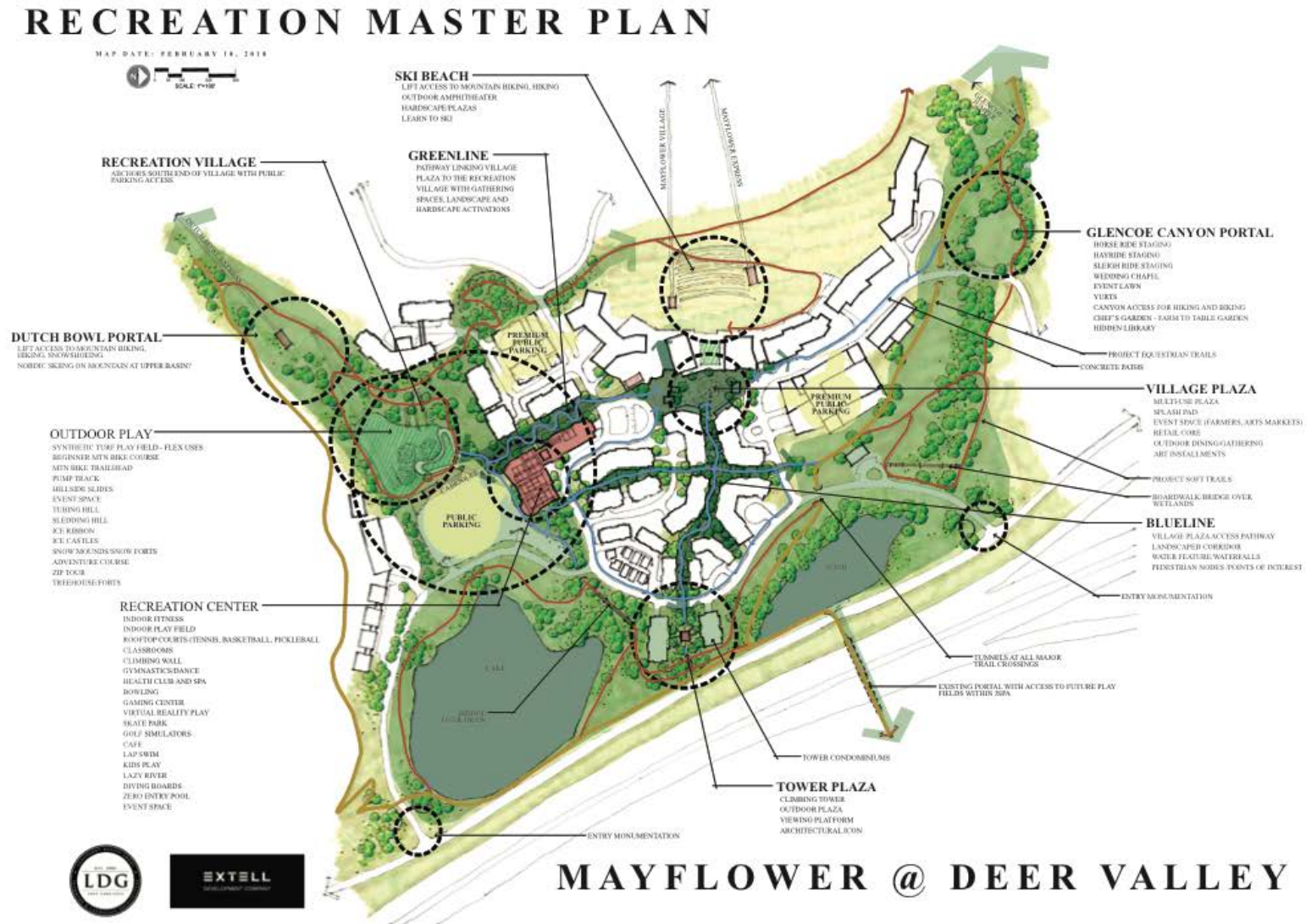


# TRAILS MAP





# RECREATION MASTER PLAN

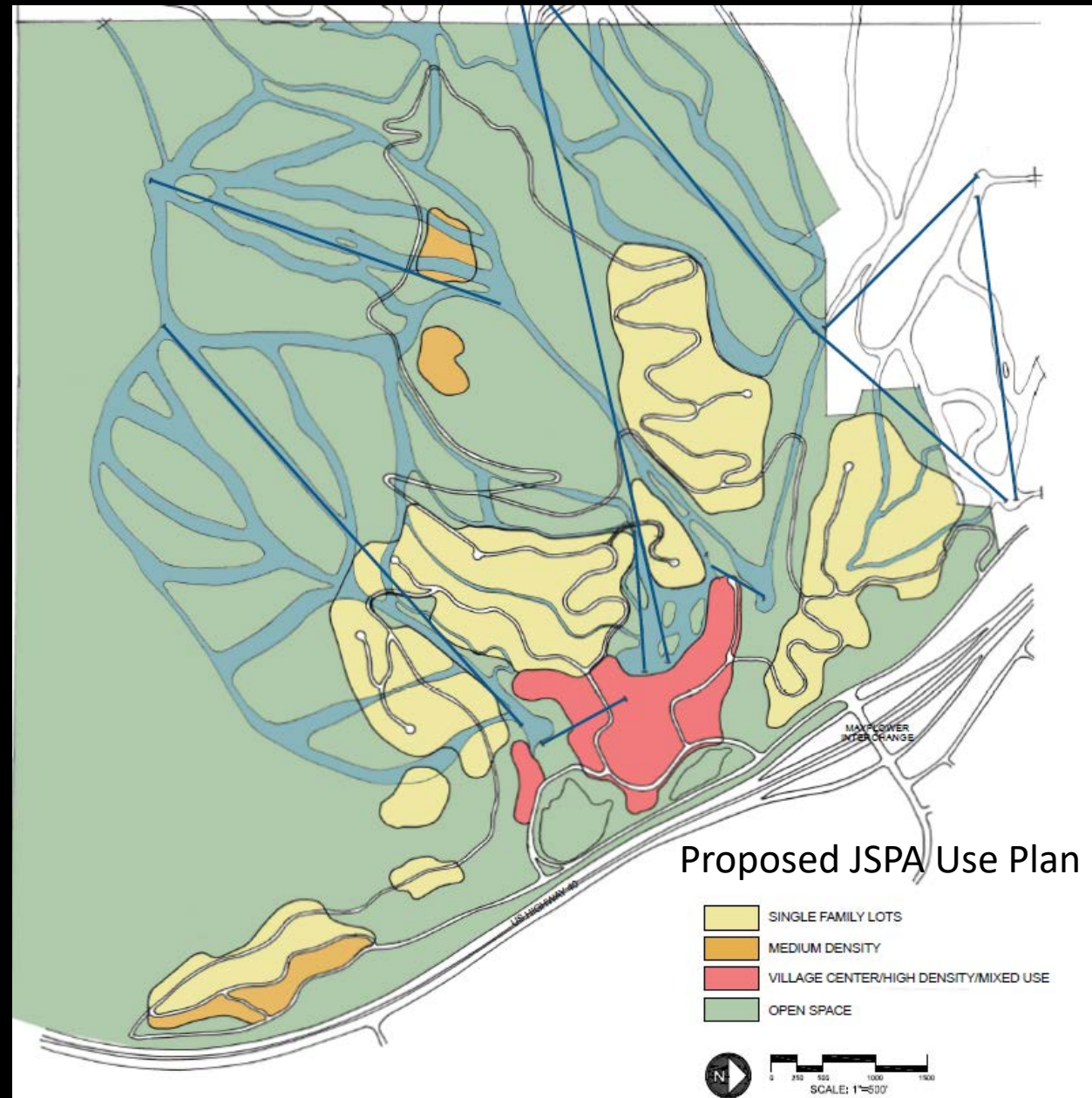
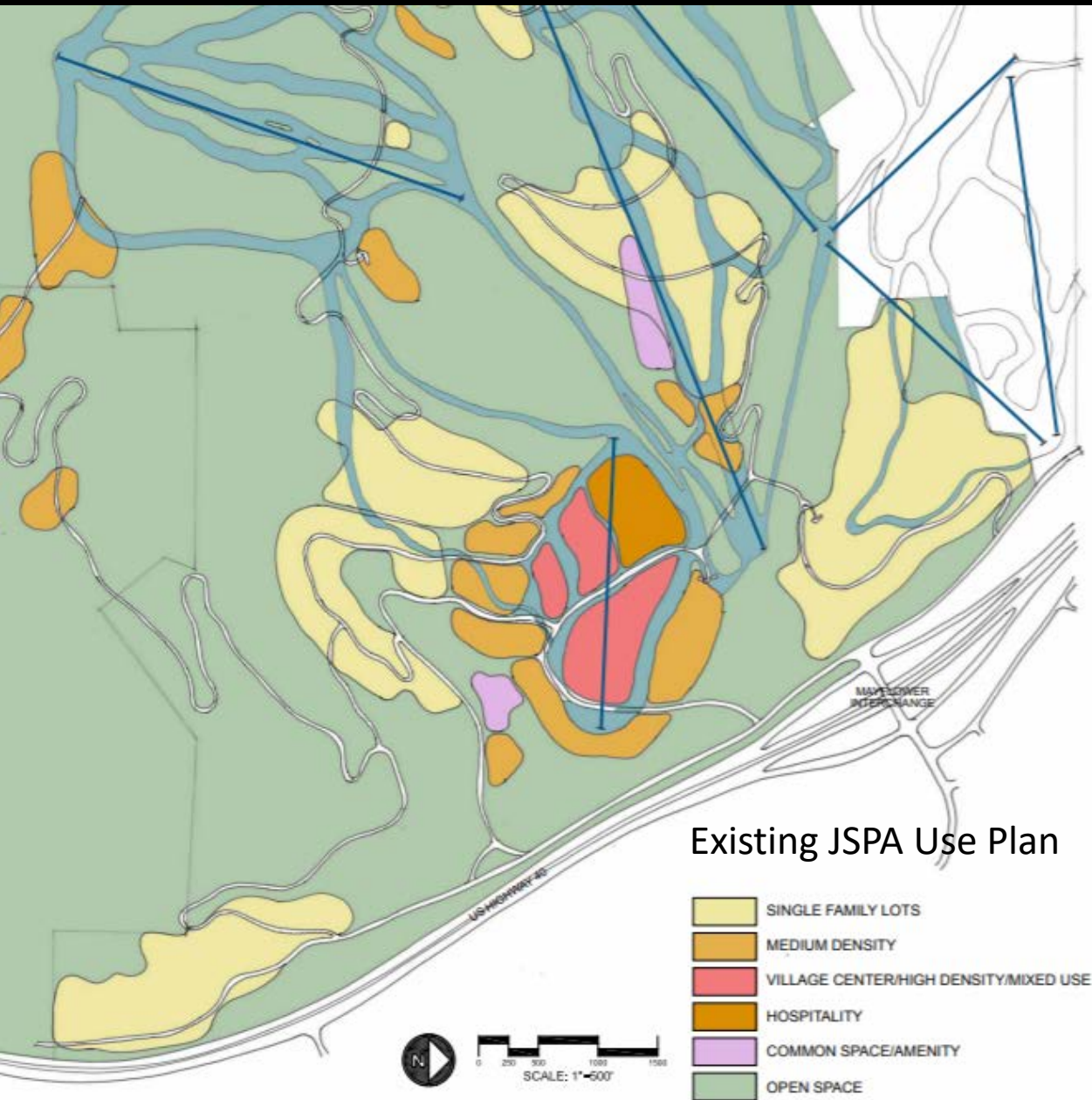




# PROPOSED PROJECT

Mayflower Mountain Joint Land Use Approval				
Mayflower Residential		<b>1,498</b>		ERUs
MRF Residential		<b>62</b>		Units
Mayflower Hotel/Commercial		<b>410</b>		ERUs
MRF Hotel Rooms & Suites		<b>415</b>		Units
Mayflower Retail/Commercial		<b>250,000</b>		SF
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Ski Lifts/Surface Lifts/Carpets		<b>Multiple</b>		Ski Lifts





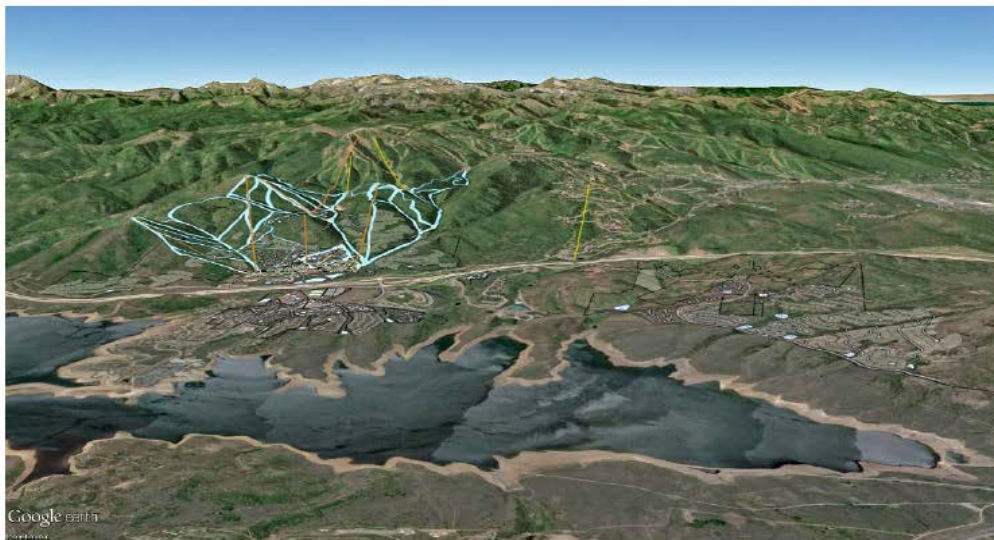




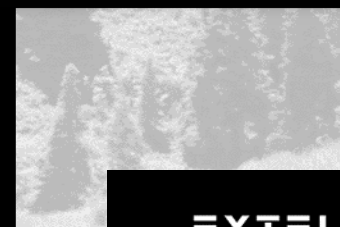
# MAYFLOWER RESORT AT DEER VALLEY

WASATCH COUNTY, UTAH

## JSPA - MASTER PLAN PHYSICAL CONSTRAINTS ANALYSIS DENSITY DETERMINATION SUBMITTAL



NOVEMBER 20, 2015  
REVISED  
(ORIGINAL SUBMITTAL 10/28/2015)



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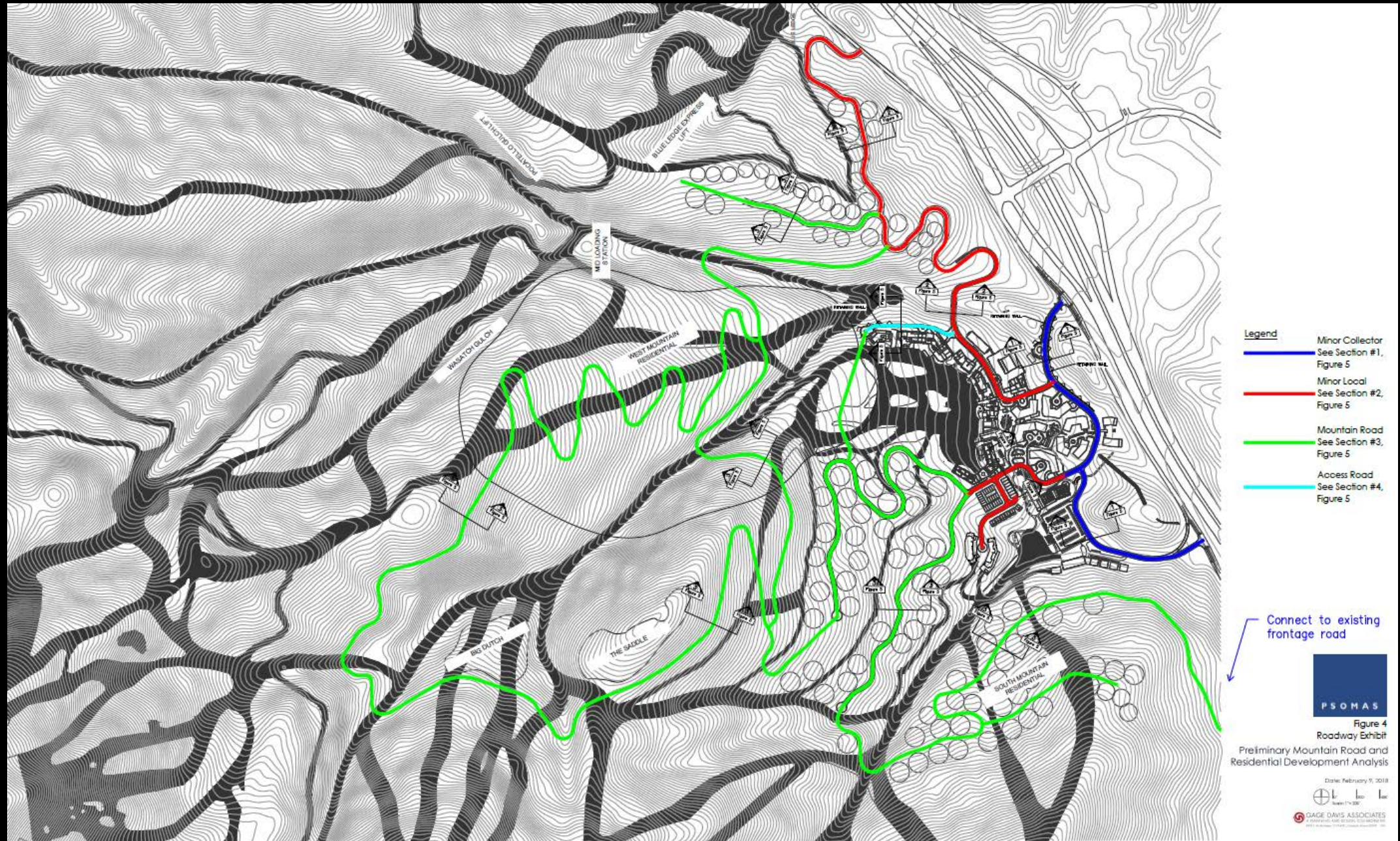
# STUDIES PREPARED

To assure that the proposed project can be successfully integrated into the JSPA and the larger Wasatch County area, a series of studies were prepared to determine potential impacts:

• Biologic/Wetland Assessment	• Grading/Drainage Assessment
• Analysis of on-site contaminants	• Public Services/Utilities
• Traffic Circulation Analysis	• Traffic Management Plan
• Parking Management Plan	• Visual Analysis
• Design Guidelines	• Dark Sky Initiative
• Moderate Income/Employee Housing	• Wildland Fires/Defensible Space
• Shadow Study	• Emergency Preparedness/Evacuation

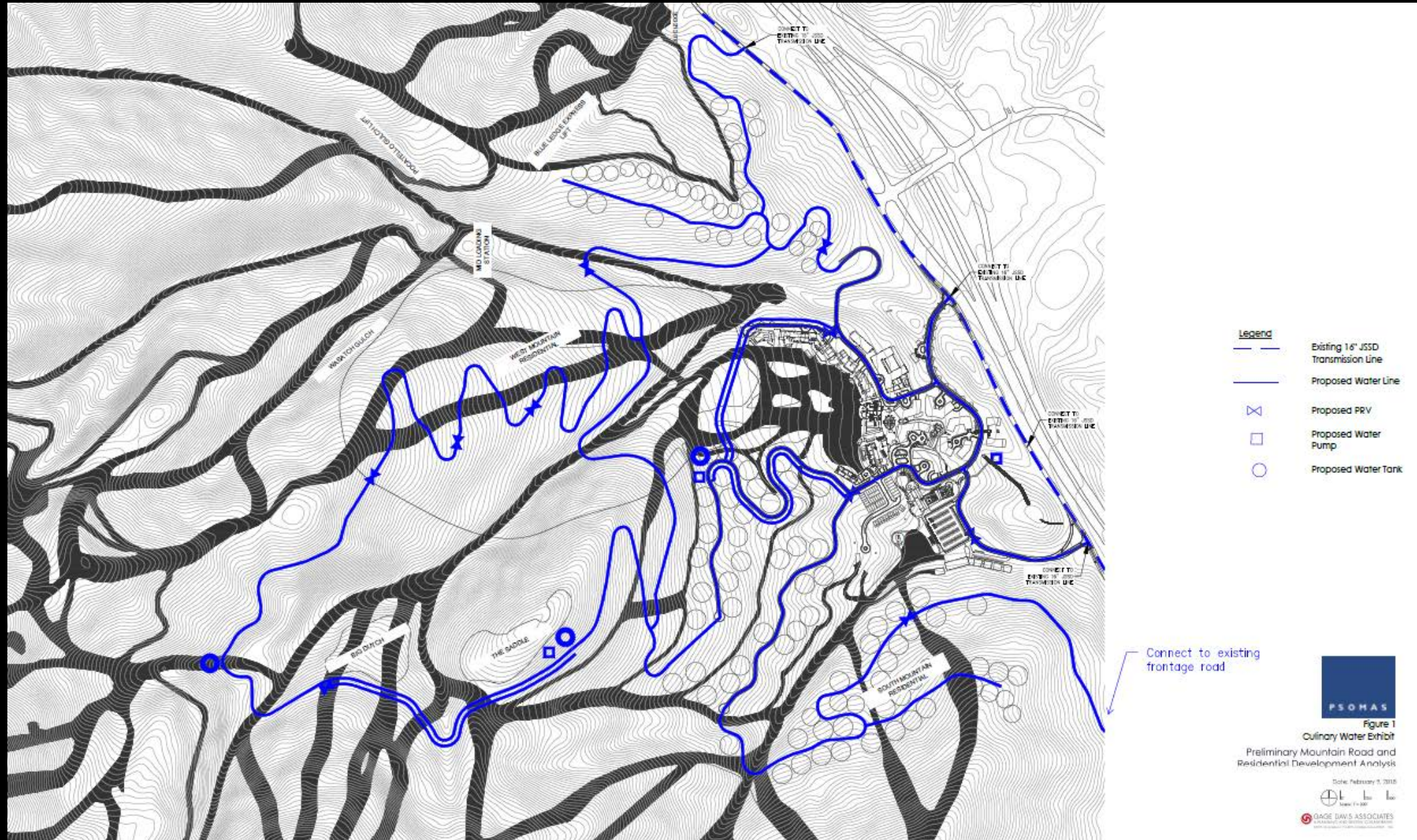


# TRAFFIC ANALYSIS





# WATER UTILITIES





# WATER AND SEWER FEASIBILITY



## **Jordanelle Special Service District**

P.O. Box 519

Heber City, UT 84032

OFFICE: (435) 654-9233

FAX: (435) 654-6396

## **WATER & SEWER FEASIBILITY LETTER**

August 2, 2018

Kurt Krieg, Leeroy Farrell

BLX Mayflower LLC

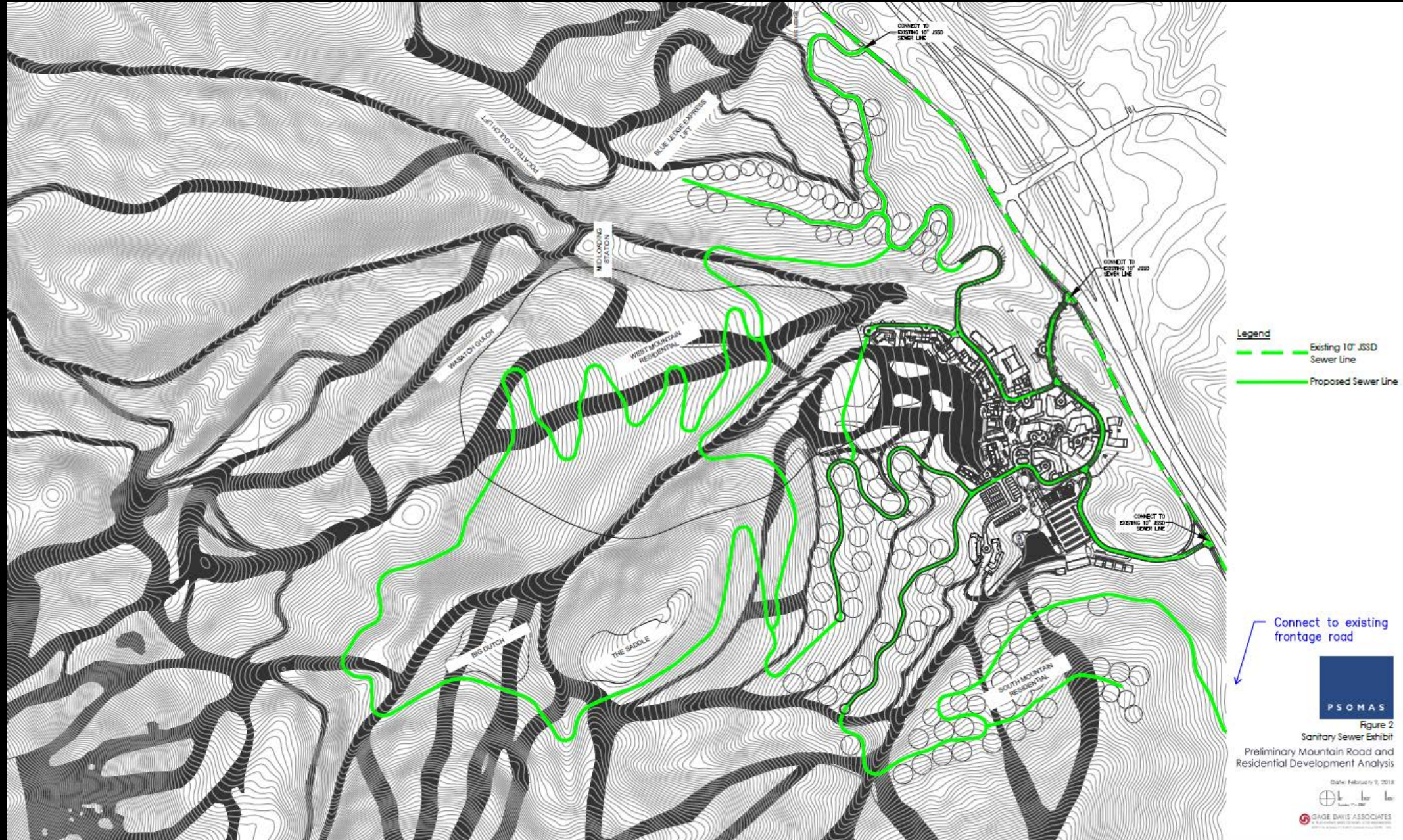
By email – [kkrieg@extell.com](mailto:kkrieg@extell.com), [LFarrell@extelldev.com](mailto:LFarrell@extelldev.com)

**Subject: Feasibility and Preliminary Improvements Review – Mayflower Mountain Resort**

This Feasibility Letter is to allow your development within the Jordanelle Special Service District (JSSD) to proceed through the initial portions of the Wasatch County planning process. This letter is based on the current information you have provided to JSSD and supersedes the feasibility letter dated December 29, 2017. The principal reason for this new feasibility letter is to update it to match the recently proposed amendment to the Mayflower Mountainside master plan.



# SANITARY SEWER FACILITIES





# FIRE CIRCULATION PLAN

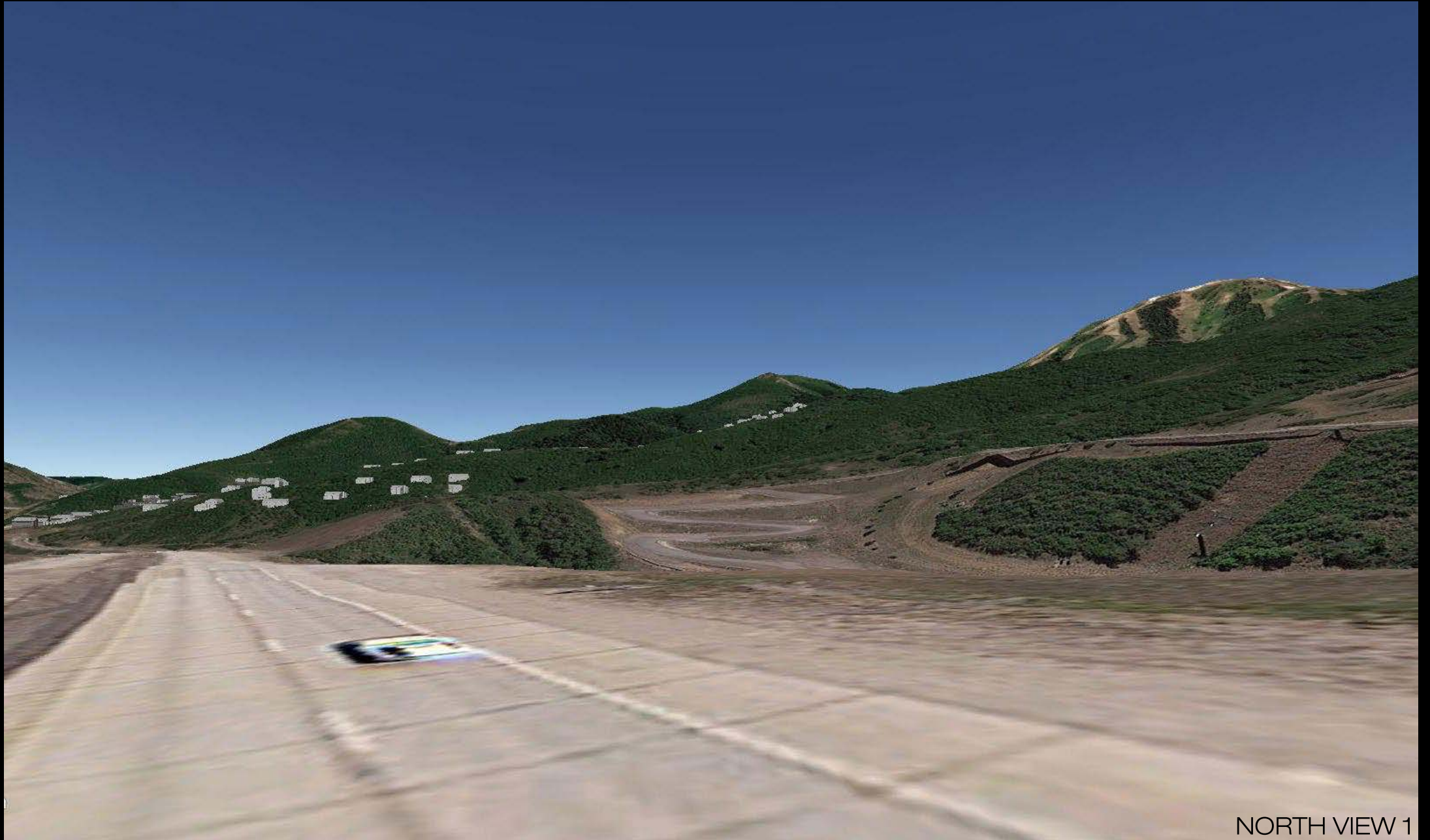




# VISUAL ANALYSIS







NORTH VIEW 1





SOUTH VIEW 1



# ON-SITE PARKING



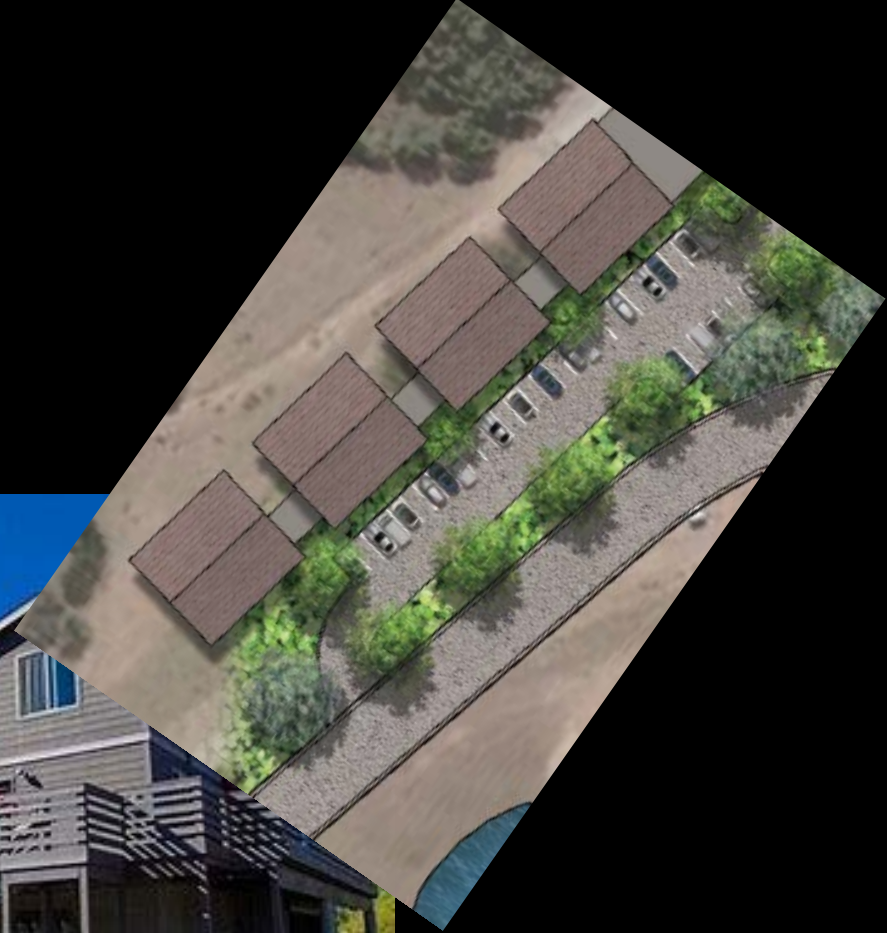


# PARKING STANDARDS

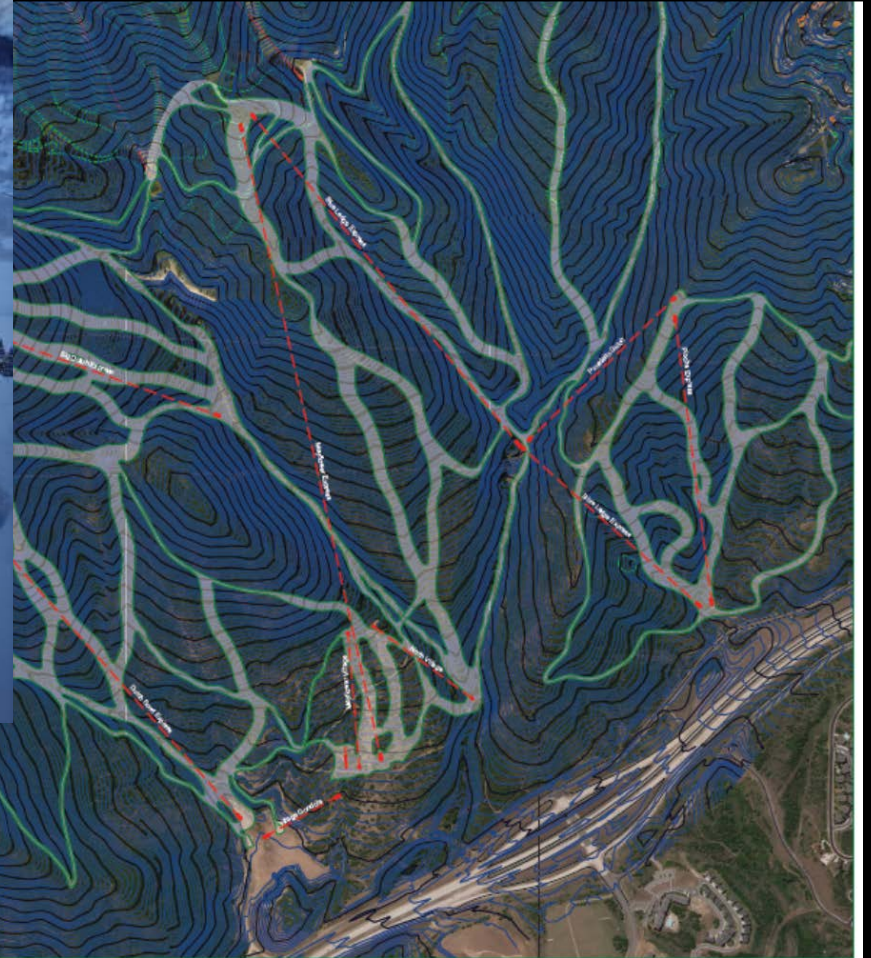
- 3,471 off-street parking spaces to be constructed within the project
  - Public/day-use parking in surface lot and in the Conference Center structure.
- Each building will have its own dedicated parking that meets the needs and programming of that building.
- BLXM/Extell is committed to assure adequate off-street parking is provided.



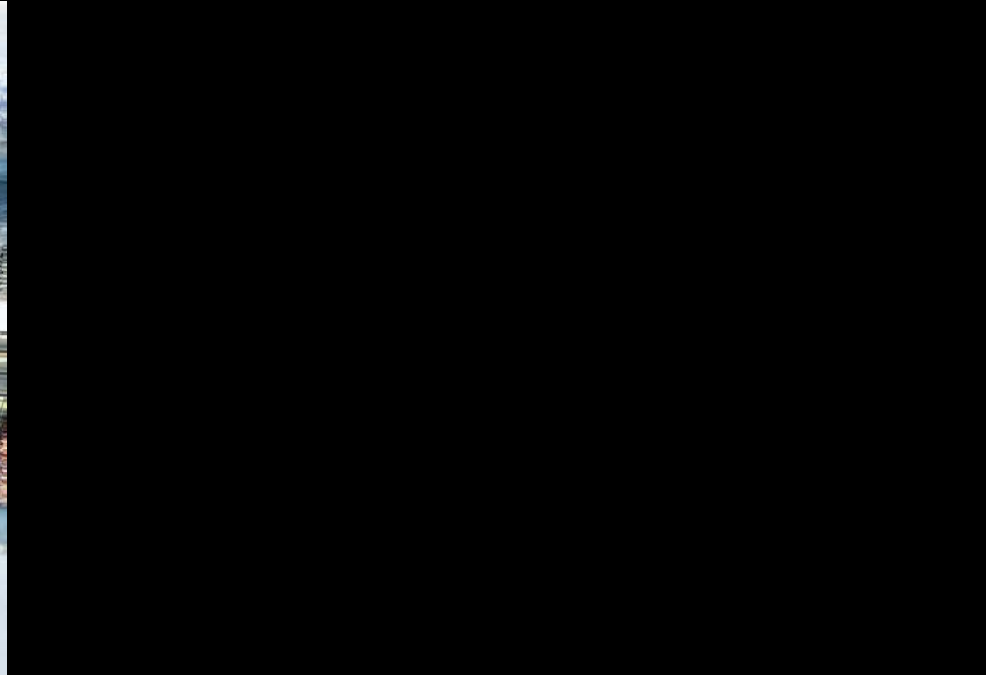
# MODERATE INCOME/EMPLOYEE HOUSING

















# SUMMARY OF REQUEST

BLX Mayflower is requesting Wasatch County Council approve the following:

## Master Plan/Master Plan Amendment

- Constraints Analysis/Density Determination
- Conditions of Approval

### Proposed Motion:

*The developer has processed its application for Master Plan Approval, Density Determination and Constraints Analysis through the County's process and the Council's consideration and decision on the Developer's application today further will further advance the project.*

*Accordingly, I move that we approve the Master Plan, Physical Constraints Analysis and Density Determination for the Mayflower Mountain Resort, as submitted by BLX Mayflower, LLC, based upon the proposed findings and subject to the proposed conditions set forth in the Planning Commission Staff Report, dated August 23, 2018, as well as the conditions and findings set forth in the JSPA PC's recommendation for approval set forth in the Report of Action from the JSPA PC's meeting of August 23, 2018.*