


Skiing ~ Six Mountains

Famous Utah powder & groomed runs

New This season! Lady Morgan, elevation 9,000 feet. This mountain is the location of the new high-speed detachable quad chairlift, Lady Morgan Express. This new lift and area offers nine new ski runs on 200+ skiable acres, 65 of which are gladed. Access this new lift via the Empire Canyon Lodge or the bottom of Northside Express chairlift. 

Little Baldy Peak, elevation 7,950 feet. Little Baldy Peak offers nine trails ranging from beginner to expert. This is where the University of Utah Ski Team trains. Trails are accessed via the resort's Little Stick and Navigator runs, or by the Jordanelle Express Gondola.

Bald Eagle Mountain, elevation 8,400 feet. Bald Eagle Mountain offers ideal terrain for beginner and intermediate skiers. First-time skiers will appreciate the separate, protected beginner area known as Wide West, accessed by two chairlifts, Burns and Snowflake. Numerous intermediate runs allow skiers to slowly advance from the gentler Last Chance to the steeper Solid Muldoon and Big Stick ski runs. Advanced and expert skiers can challenge themselves on our 2002 Olympic Winter Games runs, Champion (site of freestyle moguls), Know You Don't (site of alpine slalom) and White Owl (site of freestyle aerials). The Silver Lake Express high-speed quad chairlift gives skiers and foot passengers easy access to and from the Silver Lake (our mid-mountain) area.

Bald Mountain, elevation 9,400 feet, features mostly intermediate and advanced skiing, with one easy route down on Homeward Bound, accessed by the Sterling Express, Wasatch Express, Sultan Express and Mayflower lifts. Strong skiers in search of steeper, ungroomed trails and Utah's famous light powder will find what they're looking for on the numerous north-facing slopes. Bald Mountain offers many of Deer Valley's most coveted gladed areas such as Sunset Glade and Triangle Trees. Consult a mountain host or ski patroller for guidance before entering these areas.

Flagstaff Mountain, elevation 9,100 feet, serviced by four high-speed quads and one triple chair, offers a full range of skiing for all abilities, including extensive gladed areas for advanced skiers, access to Ontario Bowl and some of Deer Valley's most popular intermediate runs. Flagstaff is also a favorite with the kids, offering special children's runs and play areas such as Quincy's Cabin, Bucky's Backyard, Ruby's Tail and more.

Empire, elevation 9,570 feet, offers some of the most advanced, expert terrain at Deer Valley as well as two intermediate runs that border the mountain. The Daly Chutes will challenge even the most experienced skiers. The TNT (Tricks 'n Turns) Park, accessed via Little Chief chairlift, offers a variety of snow features and is useful as a teaching area for freestyle moves.

\$8 MILLION INVESTED AT DEER VALLEY FOR WINTER 2004/2005 SEASON

DEER VALLEY RESORT, PARK CITY, UTAH (Winter 2004/2005) – While Deer Valley guests were enjoying their summer months, Resort management was busy investing \$8 million in improvements at the Resort to enhance the 2004/2005 ski season.

“With the completion of our major Snow Park Lodge renovation and expansion last season, we were ready to move on and focus on other areas of the Resort,” says Deer Valley President and General Manager Bob Wheaton. “Deer Valley Resort has a reputation for uncrowded slopes, and we have the highest uphill capacity per capita of any other Resort in the country. To ensure that we continue to provide that spaciousness to our guests, the focus of this year's improvements was to add two new chairlifts and two new ski runs in our very popular Flagstaff area. The new chairs and runs were built in response to guest input, which we take very seriously. The chairlifts will alleviate pressure at the popular Northside lift, and the new runs will create more lower intermediate terrain for our guests. We also built a new rail park located in Empire Canyon next to our Skier Cross course, creating yet another way to play in the snow. We are constantly looking for ways to improve, and to continue pleasing our guests with the standard of excellence they've come to expect.”

The \$8 million in improvements for the 2004/2005 ski season at Deer Valley includes the following:

Deer Valley 1

- Two new chairlifts, the Judge lift and the Silver Strike Express, were installed in the Flagstaff area of the Resort. The Judge lift is a fixed-grip triple chair and runs parallel to the existing Viking chairlift on the south side of Trainer ski run. Its base is near the Quincy chairlift base and the top is just below the merging area between Homeward Bound and Birdseye ski runs. The Silver Strike Express lift is a detachable quad chair and starts below the base of the Northside lift and then runs to the east of Northside, ending at the top of Flagstaff Mountain.
- The Resort's Flagstaff area is also home to two new intermediate ski runs. The runs, named Gemini and Lily, are accessible from the new Silver Strike Express chairlift.
- The TNT (Tricks 'N' Turns) Park features a new rail park on the Ore Cart run in Empire Canyon along with the already existing Skier Cross venue. The Ore Cart Rails offers seven different rail features including fun boxes, double barrels, single rails, a few small jumps and more.
- Additional glade skiing has been added in both the Empire Canyon and Flagstaff areas of the Resort.
- Due to great popularity during its inaugural season last winter, Deer Valley will offer its Fireside Dining at Empire Lodge two nights a week during ski season, on both Wednesday and Thursday evenings. The dinner features three courses served from Empire Lodge's grand fireplaces. Beginning at the Empire fireplace, guests will enjoy wheels of warm Raclette cheese accompanied by steamed new

potatoes, pearl onions, cornichons, cured Italian and Swiss meats and freshly baked baguettes. Continuing on to the North Fireplace, guests will find simmering stews or fricassés with hearty alpine ingredients such as veal, lamb, chicken, wild mushrooms, leeks, roasted tomatoes, root vegetables, and fresh herbs. Served with the stews and fricassés are hand-grated, crisp butter potato rostitis – a delicious Swiss staple, Deer Valley's field green salad tossed with champagne shallot vinaigrette and homemade ciabatta bread. Diners will finish their repast with dessert at the Ontario fireplace, where tempting chocolate and caramel fondues are served with strawberries, bananas, apples and dried apricots, Resort-baked cinnamon pound cake and almond biscotti. French roast coffee and hot chocolate are served to accompany the fondues. Also available are wines and beers specially selected to compliment each course.

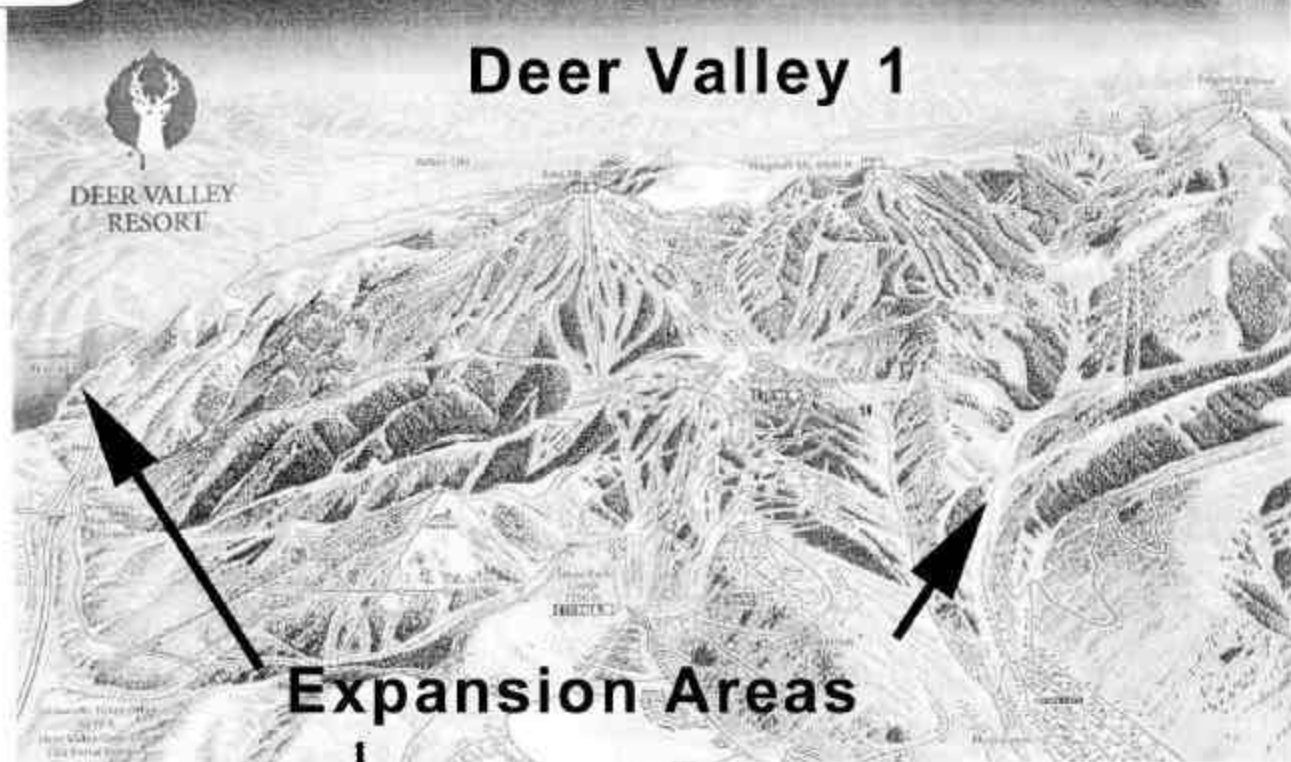
- In interior improvements at Deer Valley, restrooms at both the Silver Lake and Snow Park lodges as well as the second level of the Snow Park Ticket Office have undergone substantial remodeling
- On the mountain, the Resort replaced five snowguns and added five additional new guns; expanded snowmaking off of the Silver Strike Express chairlift; and replaced five snowcats and one winch cat with brand new equipment.

For more information on the improvements at Deer Valley for the 2004/2005 season, please contact Resort Communications Manager Christa Graff at 800-424-DEER (3337), 435-645-6522, or visit the Resort Web site at www.deervalley.com.



Deer Valley

Resort



P.O. Box 3149
Park City, Utah 84302
www.deervalley.com

Reservations 800-558-3337
Group Bookings 800-424-3337
General Information 435-649-1000
Skiwear Report 435-649-2000

Expansion Areas

New For The 1999-2000 Season!

The following improvements totaling over \$5 million have been made to enhance your vacation experience at Deer Valley.

- Adding a new triple chairlift to the meadow South of the Red Cloud chert on Flagstaff Mountain. This area will be dedicated to a new lift-served family ski area including two new ski runs and a yurt offering snacks and hot and cold beverages with limited seating.
- The new Silver Lake Express high-speed detachable quad chairlift will replace the existing Clipper chairlift. This addition will assist in distributing guests from the base area of Snow Park, giving more net skiing time.
- Replacing the existing Homestake triple chairlift with a fixed-grip quad chairlift and Ruby chairlift. The new lodge will provide additional lunch seats for skiers and is slated to be completed for the 2000/2001 ski season.

Mountain and Skiing Facts

Skiing is spread over four mountains: Empire Canyon, Flagstaff, Bald and Bald Eagle Mountains. They offer a great variety of skiing for experts and novices alike, along with panoramic views of the Wasatch and Uinta Mountains. These mountains are served by 19 lifts, including one four-passenger high-speed gondola, five high-speed detachable quads, three fixed-grip quad chairlifts, eight triple chairs and two double chairs which access 87 ski runs and ski bowls. Our base altitude is 6,570 feet, the summit is 9,570 feet with a vertical drop of 3,000 feet.

Schedule Season & Hours of Operation

December 4, 1999, and close on April 9, 2000, conditions permitting.
9:00 a.m. - 4:15 p.m., daily

Accessibility

The charm and solitude of Deer Valley's secluded mountain setting is found just 35 miles from the Salt Lake City International Airport in the historic mining town of Park City. A wide variety of transportation options are available to whisk you up the mountain via four state interstate highways.

Deer Valley Central Reservations

Owned and operated by Deer Valley Resort, Central Reservations offers complete customized vacation planning and assistance by experienced travel planners. A wide variety of lodging options are available including hotel, condominium, bed and breakfast and private homes. If lodging in Salt Lake City, Deer Valley is only 30 minutes away. Reservations for lodging along with airfare, ground transportation, lift tickets and activities can all be made through one toll-free number, 800-558-3337 or 435-649-1000.

Ski School

Deer Valley's Ski School prides itself on their select group of certified professionals. Each instructor is highly trained in today's most sophisticated teaching techniques. We offer a wide selection of lessons and programs for all ages. Call Ski Services at 888-581-TIPS (754-8477) or 435-645-6648 for additional information and rates.

Dining

Since its inception, Deer Valley has been the leader in the ski industry in offering quality food and beverage. The resort operates six different restaurants, serving breakfast, lunch, après ski and dinner. Deer Valley's premier restaurant, The Mariposa, is located mid mountain in the Silver Lake Lodge. Deer Valley also offers the Solfood Buffet, Silver Lake and Snow Park Restaurants, Machinery's and Bald Mountain Plaza.

Child Care

The Deer Valley Children's Center is a state-licensed facility providing indoor supervision and activities for infants and children two months to 12 years old. Please call for specific information. Reservations are strongly recommended.

Individual Regular Season Rates (Season 1999-2000 and 2000-2001)

	Adult	Child - 12 & under	Seniors 61+
Full Day	\$60	\$32	\$47
Afternoon (1:00 - 4:15 p.m.)	\$42	\$24	\$27

Analysis by
Paul Sincoc
3/31/97

Flagstaff Recommendations

	Original Flagstaff Request	Staff Recomd. 2/25/97	Bonanza Bonus 2/25/97	Staff Recomd. 3/17/97	Planning Commission 3/26/97
FLAGSTAFF DEVELOPMENT:	310	150		750	600-750
Multi-Family units @ 2,000 SF/unit	595	255	124	515	515
Single Family parcels	131	0	0	130	130
Hotel unit equivalent (rooms)	420	220	104	420	420
Commercial units	76	31	15	75	75
Employee/Affordable housing	73	31	15	75	75
Equivalent Construction sq. ft.					
MF Sq. Ft. @ 2,000 sq. ft./unit	1,190,000	510,000	248,000	1,030,000	1,030,000
SF Sq. Ft. @ 7,500/unit avg. (2)	982,500	0	0	975,000	975,000
Hotel Sq. Ft. @ 500 SF/room	210,000	110,000	52,000	210,000	210,000
Commercial Sq. Ft. @ 1,000 SF/unit	76,000	31,000	15,000	75,000	75,000
Housing Sq. Ft. @ 800 SF/unit	58,080	24,800	12,000	60,000	60,000
Total Sq. Ft.	2,516,580	675,800	327,000	2,350,000	2,350,000
% of Orig. Request:	100%	27%	13%	93%	93%
Parking requirements:					
MF Parking spaces @ 1.5/unit	893	383	186	773	773
SF Parking spaces @ 2.0/unit	262	0	0	260	260
Hotel parking @ 1.0/room	420	220	104	420	420
Commercial parking @ 5.0/1M sq. ft.	380	155	75	375	375
Sub-Total Parking:	1,955	758	365	1,828	1,828
Parking area @ 325 SF/space	635,213	246,188	118,625	593,938	593,938
% of Orig. Request	100%	39%	19%	94%	94%
Proposed Roadways:					
Primary Roads (LF)	19,417			19,417	19,417
Secondary Roads (LF)	25,520			25,520	25,520
Roadway area (acres) (4)	58.71			58.71	58.71
% of Orig. Request	100%			100%	100%
SKIING DEVELOPMENT:					
Number of new Lifts	10	9	0	10	10
Lineal feet of ski runs/lift cuts	57,650	45,650	0	57,650	57,650
Area of ski runs & lift cuts (acres)	196.11	157.36	0.00	196.11	196.11
Number of Day Lodges	2	2	0	1	1
Sq. Ft. of Day Lodges	70,000	70,000	0	35,000	35,000
Ski Bridges (over/under roads)	9	?	0	9	9
% acres of Orig. Request	100%	80%	0%	100%	100%

OPEN SPACE CALCULATION:

Development acres	314	160	0	300	300
Ski development acres	196	157	0	196	196
Total acres involved	1,550	1,550	1,500	3,050	3,050
Net Open Space	67%	80%	100%	84%	84%

Note-1: Hotel units are calculated in proportion to total units recommended on 2/25/97.

Note-2: Single family "units" are undefined. Assume 7,500 sq. ft. average/unit.

Note-3: Single Family and hotel units deducted from total recommended units. Hotel units proportional

Note-4: Primary roads = 66 ft. r.o.w.; secondary roads = 50 ft. r.o.w.

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outstanding issues and develop a preliminary Planning Commission position for review by the public at the hearing. No formal staff recommendation will be finalized until after the Public Hearing.

WHAT IS BEING PROPOSED?

As you will recall, the applicant revised the concept plan based upon input by the Staff and Planning Commission. The current proposal includes 1550 acres and:

Residential Component

370 multifamily units of approximately 1950 sq.ft. each
130 multifamily units of approximately 3600 sq. ft. each
131 single family parcels
105 hotel unit equivalents (up to 420 rooms)
7600 sq.ft. of commercial

Skiing Component

3 additional lifts in Empire Canyon (Lifts X, Y and Z)
1 additional lift to return from Empire Canyon to the top of northside (Lift A)
1 infill lift between red cloud and northside (Lift D)
1 beginner lift in Southeast Quadrant (Lift F)
1 access lift between Lift D (Hotel Pod) to the bottom of Northside (Lift C)
1 access lift from Judge area to the bottom of Northside (Lift B)
1 access lift from Meadow northeast of top of Flagstaff back to the Ontario Run (Lift E)
1 additional day lodge at the bottom of Lifts A, X and Y (Daly West Area)
Private "Club" in the Anchor area.

The proposal includes extensive improvement and relocation of U224 and a secondary emergency access from the Deer Valley Maintenance Building.

MAJOR ISSUES

Over the past couple of years, many issues have been raised relative to the Flagstaff Annexation. The applicant has responded to many of them. There are some issues which the staff can still identify which warrants further Planning Commission discussion and direction. Those include:

Traffic

A significant increase in traffic will occur along Deer Valley Drive, Bonanza and Marsac Avenue with the buildout of units already approved or anticipated within the existing City Limits. The Flagstaff Annexation will increase those impacts. Significant improvements to U224 are being proposed in order for access to serve the proposed Flagstaff Development. These improvements