

**MILITARY INSTALLATION DEVELOPMENT AUTHORITY**

**RESOLUTION 2024-03**

**A RESOLUTION OF THE MILITARY DEVELOPMENT AUTHORITY (“MIDA”)  
APPROVING THE PIOCHE HOTEL SUBDIVISION PLAT IN THE MILITARY RECREATION  
FACILITY PROJECT AREA**

**WHEREAS**, pursuant to Section 2.02(I) of the Development Standards and Guidelines for the Military Recreation Facility Project Area, the Military Recreation Facility Development Review Committee met on March 19, 2024, and recommended approval of the Pioche Hotel Subdivision Plat, subject to the condition listed in the March 19, 2024, Staff Report (the “Staff Report”).

**NOW, THEREFORE, BE IT RESOLVED BY THE MIDA BOARD** that the Pioche Hotel Subdivision Plat in the Military Recreation Facility Project Area, is hereby approved in substantially the form attached, and the MIDA staff is authorized to sign the plat, after the Staff Report conditions are met, and with such technical amendments as may be needed to record it.

**PASSED AND APPROVED** by the MIDA Board this 2nd day of April 2024.

Military Installation Development Authority



J. Stuart Adams  
Chair

Attest:



Sara Turner  
MIDA Records Officer

**MILITARY INSTALLATION DEVELOPMENT AUTHORITY**  
**Design Review Committee Meeting**  
**March 19, 2024**

**STAFF REPORT**

**Agenda Item:** #6

**Prepared By:** Robert Donigan, MIDA Planner

**Reviewed By:** Richard Catten, DRC Counsel

**Project:** Pioche Hotel Subdivision Plat

**Location:** The Pioche Hotel is located within the approved North Mayflower Master Development Plan (MDP), west of U.S. Highway 40 near exit 8, located between the Pioche Village Condominiums and the Deer Valley Jordanelle Gondola.

**Applicant:** Extell Development

**Representative:** Erik Anderson

**Recommendation:** Staff and the MIDA MRF DRC recommend to the MIDA Board approval of the Pioche Hotel Subdivision Plat per the Condition of Approval as presented in this staff report.

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**Background/Description:**

The proposed Pioche Hotel Subdivision Plat is located on a 1.97 acre parcel of land, to be known as Lot 1, off of Deer Hollow Road between the Pioche Village Condominiums and the Deer Valley Jordanelle Gondola. The Plat proposes combining Parcel 1 and Parcel 2 into one lot.

Per Chapter 2, Section 2.02 (Subdivision Plat) of the Development Standards and Guidelines, MIDA requires Subdivision Plat approval before any construction on property within the MIDA Control Area. The Applicant initially submitted the draft Pioche Hotel Subdivision Plat on December 12, 2023. MIDA staff has since reviewed and provided comments to the Applicant. The Applicant is requesting recommendation of approval from the DRC.

**Analysis:**

The Subdivision Plat application for the Pioche Hotel was evaluated based on Chapter 2 – Review Procedure, Section 2.02 – Subdivision Plat of the MIDA Development Standards and Guidelines (MIDA Standards). The Applicant has generally submitted all of the required information. A general discussion of key considerations is included below:

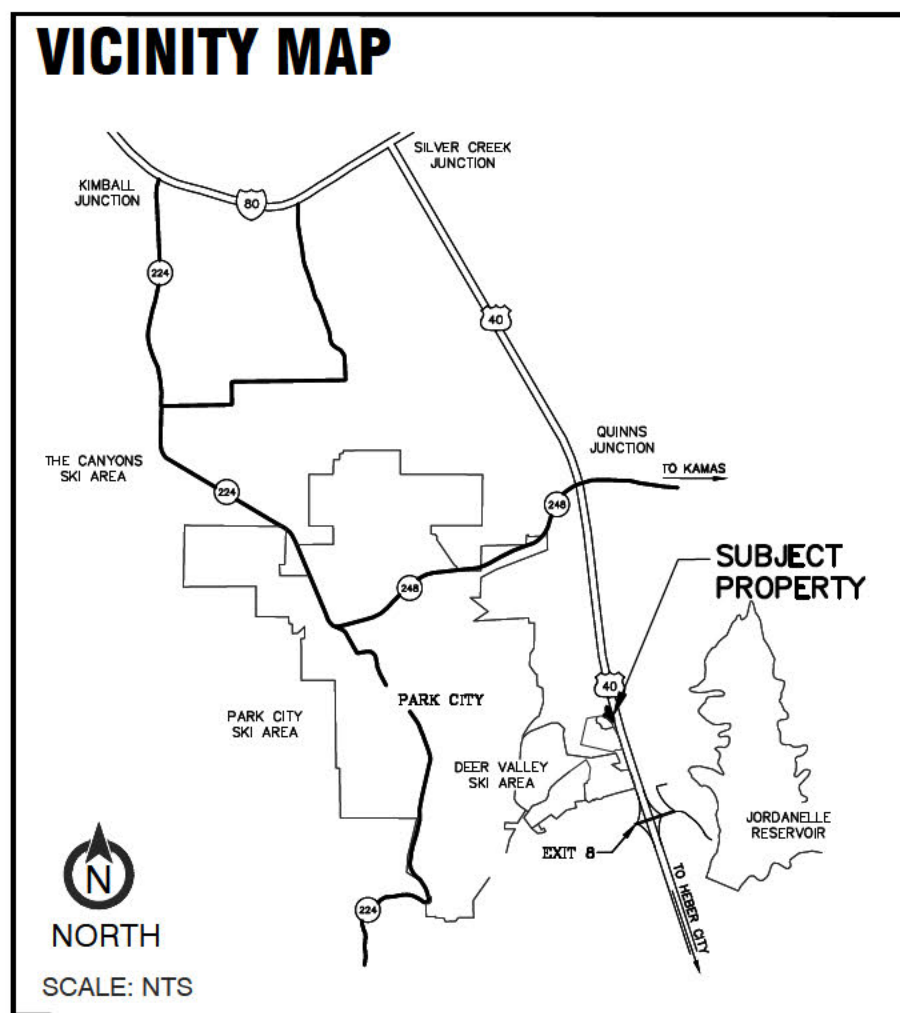
- The draft Plat originally submitted included public utility easements (PUE) along the southern and western boundaries of the property. The majority of these PUEs have been removed along these boundaries to allow for necessary wall construction and will be replaced with specific easements in the location of utility lines.

**RECOMMENDED ACTION:**

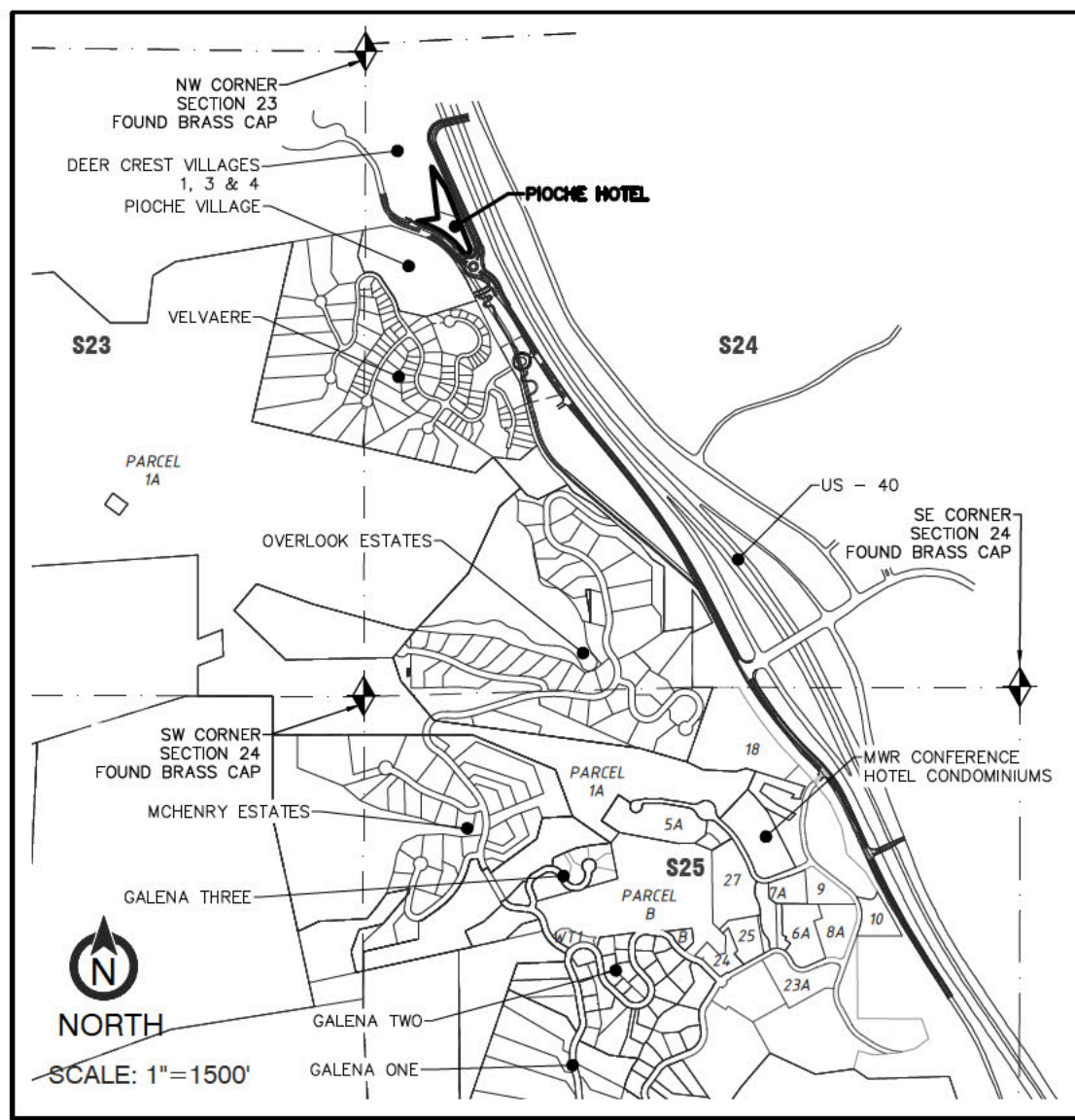
Staff and the MIDA MRFA DRC recommend to the MIDA Board approval of the Pioche Hotel Subdivision Plat based on the following condition of approval:

1. The Pioche Hotel Plat be updated to reflect any impactful changes to the Pioche Hotel Site Plan, including specific easements for the utility lines.





NORTHWEST CORNER SECTION 24, T2S, R4E, SLB&M FOUND BRASS CAP  
 N 00°08'58" W 64.76'  
 NORTHEAST CORNER SECTION 23, T2S, R4E, SLB&M FOUND BRASS CAP



**MAYFLOWER LDP COORDINATE SYSTEM PROJECTION PARAMETERS**

PROJECTION	= TRANSVERSE MERCATOR
DATUM	= NAD83(2011)
REALIZATION/EPOCH	= 2010.0000
FALSE NORTHING	= 200,000.0000
FALSE EASTING	= 50,000.0000
ORIGIN LATITUDE	= 40°37'30.0000" N
SCALE REDUCTION	= 1.000317000
CENTRAL MERIDIAN	= 111°27'30.0000" W
PROJECT ELEVATION	= 6,700.00 (NAVD88)
ZONE UNIT (N/E/U)	= U.S. SURVEY FOOT

**LEGEND**

- Found Monument (As-Noted)
- Found Section Monument (As-Noted)
- Property Line
- SNOW STORAGE AREA
- WATER EASEMENT
- SANITARY SEWER EASEMENT
- SNOW STORAGE AREA
- SNOW STORAGE AREA

**SURVEYOR'S NARRATIVE**

- Refer to Record of Survey S-3134 in the Office of the Wasatch County Recorder.
- Record bearings and distances, when different from measured, are shown in parenthesis ( ).

**WASATCH COUNTY SURVEYOR**  
 APPROVED AS TO FORM ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.  
 RECORD OF SURVEY # \_\_\_\_\_  
 WASATCH COUNTY SURVEYOR

**MIDA ATTORNEY**  
 APPROVED AS TO FORM THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.  
 MIDA ATTORNEY

**MIDA MOUNTAIN VILLAGE PUBLIC INFRASTRUCTURE DISTRICT**  
 APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024  
 EXECUTIVE DIRECTOR

**MILITARY INSTALLATION DEVELOPMENT AUTHORITY (MIDA)**  
 APPROVED AND ACCEPTED ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024  
 MRF PROJECT AREA MANAGER

**WASATCH COUNTY FIRE DISTRICT**  
 APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024  
 FIRE CHIEF

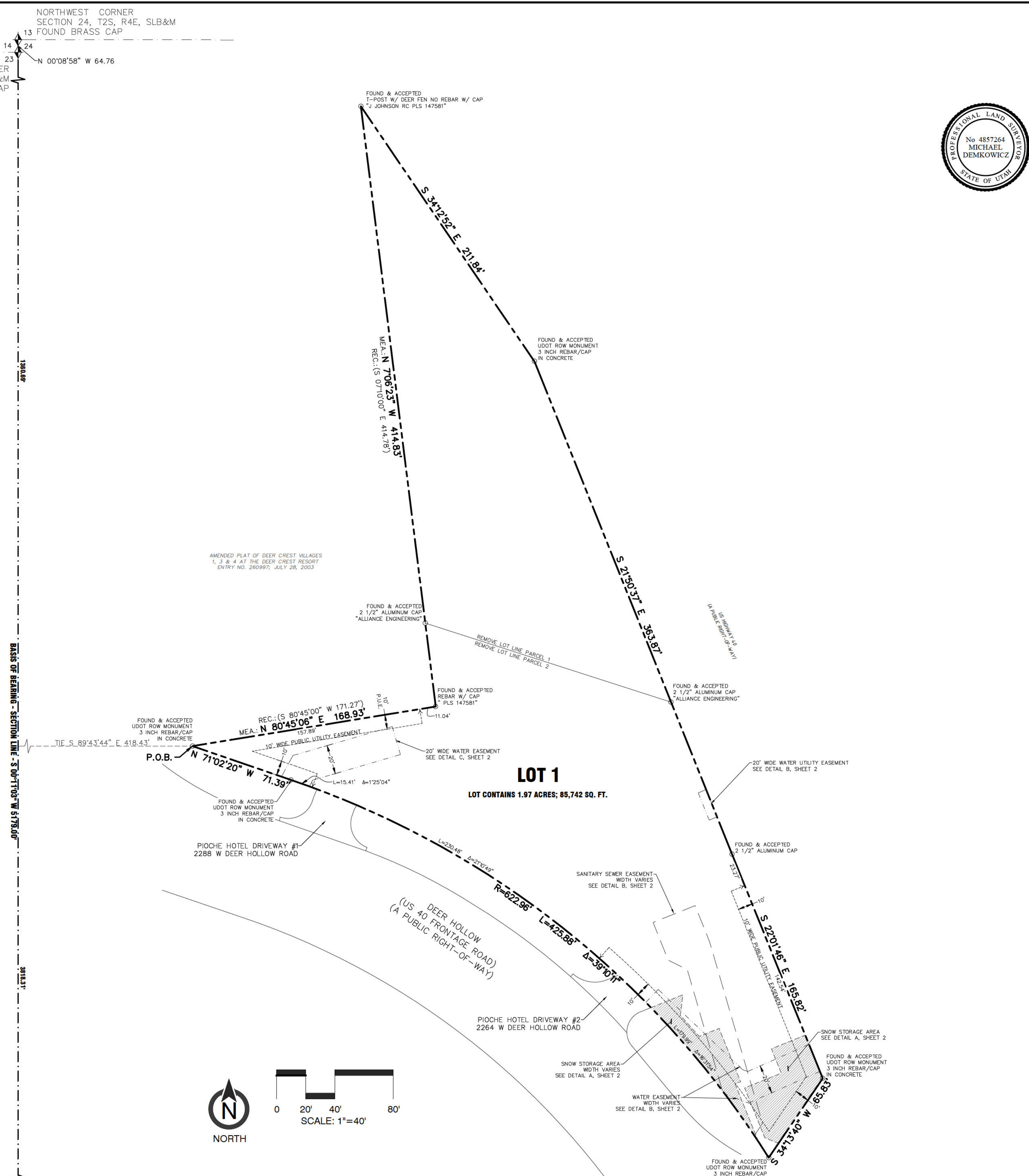
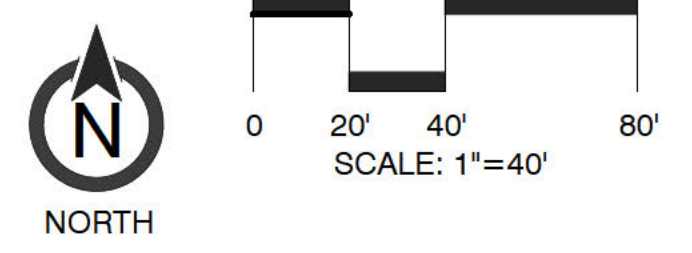
**JORDANELLE SPECIAL SERVICE DISTRICT AND SPECIAL IMPROVEMENT DISTRICT**  
 APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024  
 GENERAL MANAGER

**ROCKY MOUNTAIN POWER**  
 APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024  
 BY ROCKY MOUNTAIN POWER, A DIVISION OF PACIFICORP AUTHORIZED AGENT

**DOMINION ENERGY**  
 APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024  
 BY: \_\_\_\_\_  
 TITLE: \_\_\_\_\_

**RECORDED**  
 STATE OF UTAH, COUNTY OF WASATCH, AND FILED AT THE REQUEST OF \_\_\_\_\_  
 FEE \_\_\_\_\_ WASATCH COUNTY RECORDER BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 TIME \_\_\_\_\_ DATE \_\_\_\_\_ ENTRY NO. \_\_\_\_\_

SOUTHWEST CORNER SECTION 24, T2S, R4E, SLB&M FOUND BRASS CAP



# PIOCHE HOTEL

LOCATED IN THE IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, COUNTY OF WASATCH

**SURVEYORS CERTIFICATE**

I, Michael Demkowicz, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 4857264 as prescribed under the laws of the State of Utah. I further certify that by authority of the owner I have made a survey of the tract of land shown on this plat and described hereon, together with easements, hereafter to be known as PIOCHE HOTEL and that the same has been surveyed and will be monumented on the ground as shown on this plat.

**OWNER'S DEDICATION AND CONSENT TO RECORD**

KNOW ALL BY THESE PRESENTS that BLX WYE LLC, a Delaware limited liability, is the owner of this certain tract of land known as Tax serial No. JDR-HY-19-21:S and JDR-HY-19-21:2S, hereby causes the same to be unified into a Parcel as set forth, to be hereafter known as PIOCHE HOTEL.

In witness whereof, the undersigned set his hand this \_\_\_\_ day of \_\_\_\_\_, 2024.

BLX WYE LLC, a Delaware limited liability company  
 By: KURT KRIEG Its authorized signer.

**ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_ )  
 ) ss.  
 COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_ day of \_\_\_\_\_, 2024, Kurt Krieg personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he is the authorized signer of BLX WYE LLC, a Delaware limited liability company, and that PIOCHE HOTEL, was signed on behalf of said limited liability company by authority of its operating agreement or resolution of its members, and he acknowledged to me that he executed PIOCHE HOTEL.

By: \_\_\_\_\_  
 Notary Public  
 Printed Name \_\_\_\_\_  
 Residing in: \_\_\_\_\_  
 My commission expires: \_\_\_\_\_  
 Commission No. \_\_\_\_\_

**LEGAL DESCRIPTION**

**Parcel 1:** (00-0020-0954 portion)

A parcel of land situate in Thurman No. 155 Mining Claim in the Blue Ledge Mining District located in the West Half of the Northwest quarter of Section Twenty-Four (24), Township Two (2) South, Range Four (4) East, Salt Lake Base and Meridian, County of Wasatch, State of Utah, more particularly described as follows:

Beginning 249.39 feet South 71°0' East (South 71°14" East highway bearing) from the Northwest corner of said Thurman No. 155 Mining Claim; said corner is approximately 839.06 feet South 36°25'44" East (highway bearing) from the Northeast corner of Section 23, of Township 2 South Range 4 East, Salt Lake Base and Meridian; thence South 71°0' East (South 71°14" East highway bearing) 410.61 feet, more or less, along the Westerly sideline of said Thurman No. 155 Mining Claim to the Southerly sideline of said Thurman No. 155 Mining Claim; thence South 72°30' East (South 72°19'16" East highway bearing) 193.57 feet, more or less, along said Southerly sideline to the Westerly right-of-way line of U.S. Highway 40; thence North 21°45'44" West (highway bearing) 312.66 feet, more or less, along said Westerly right-of-way line to an angle point; thence North 34°18'22" West 212.80 feet, more or less, continuing along said Westerly right-of-way line to the point of beginning.

**Parcel 2:** (00-0020-0954 remainder)

A parcel of land situate in Piocche No. 4 Mining Claim of the Blue Ledge Mining District located in the West half of the Northwest quarter (W1/2NW1/4) of Section Twenty-Four (24), Township Two (2) South Range Four (4) East, Salt Lake Base and Meridian, County of Wasatch, State of Utah, more particularly described as follows:

Beginning at Corner No. 2, Lot No. 174, of Mineral Survey No. 138 for Piocche No. 4 Mining Claim, surveyed in 1889 of record; thence South 80°45' West (South 80°55'52" West highway bearing) 178.71 feet, more or less, along the Northerly mining claim line of said Piocche No. 4 Mining Claim to a point on the right-of-way line of the "L" Line frontage road 50.0 feet perpendicularly distant Northeasterly from the centerline of a frontage road known as "L" Line; thence South 71°13'00" East (highway bearing) along said right-of-way line 71.10 feet, more or less, to a point of tangency with a 622.96 foot radius curve to the right, to a point opposite "L" Line Engineer Station 21+49.51; thence Southeasterly 425.85 feet along the arc of said curve; thence North 34°22'12" East 65.76 feet along said right-of-way line to the Westerly no-access line of U.S. Highway 40; thence North 22°02'00" West (highway bearing) 165.77 feet along said Westerly no-access line; thence North 21°45'44" West 50.16 feet, more or less, continuing along said Westerly no-access line to the Northeasterly sideline of said Piocche No. 4 Mining Claim, thence North 72°30' West (North 72°19'16" West highway bearing) 182.97 feet, more or less, along said sideline of said Piocche No.4 Mining Claim to the point of beginning.

**SHEET 1 OF 2**



# PIOCHE HOTEL

LOCATED IN THE IN THE WEST HALF OF THE NORTHWEST  
QUARTER OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 4 EAST,  
SALT LAKE BASE AND MERIDIAN, COUNTY OF WASATCH

## NOTES:

- Flood Zone Classification: The site is in Zone X, area outside the 0.2% annual chance floodplain, per FEMA panel 49051C0025E, effective March 15, 2012.
- Property corner monuments will be set upon completion of improvements.
- The public utility easements ("P.U.E.") shown herein are dedicated by this plat. Pursuant to Utah Code Ann. § 54-3-27, this plat conveys to the owner(s) or operators of utility facilities a public utility easement within the designated public utility easement areas, along with all the rights and duties described therein.
- Pursuant to Utah Code Ann. § 17-27a-603(4)(c)(ii), Rocky Mountain Power accepts dedication of the P.U.E. as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the P.U.E. but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve Lot 1. This approval does not affect any right that Rocky Mountain Power has under:
  - a recorded easement or right-of-way;
  - the law applicable to prescriptive rights;
  - Title 54, Chapter 8a, Damage to Underground Utility Facilities; or
  - any other provision of law.
- Jordanelle Special Service District ("JSSD") accepts dedication of the P.U.E. as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the P.U.E. but does not warrant their precise location. Owner represents and JSSD accepts that foundation footings may encroach within the designated P.U.E.
- Power and gas utilities shall have the right to install, maintain and operate their equipment above and below the ground and all related facilities within the public utility easements and within this lot boundary as may be necessary or desirable in providing utility services to the area identified herein and as approved by the property owner. Telephone, cable and fiber optic utilities shall have the right to install, maintain and operate their equipment above and below the ground and all related facilities within the public utility easements and within this lot boundary as may be necessary or desirable in providing utility services to the area identified herein and as approved by the Owner. Owner retains the right to grant additional utility easements within Lot 1.
- Lot 1 is subject to the terms and conditions of the Master Declaration of Covenants, Conditions, Restrictions and Easements for Mountinside Village and Resort (the "Master Declaration"), which Master Declaration is dated August 20, 2020, and was recorded in the Official Records of the Wasatch County Recorder on August 21, 2020, as Entry No. 483149, in Book 1308, at Page 27, as such Master Declaration has been or may be modified or amended at any time and from time to time. Without limiting the generality of the foregoing, under the terms and conditions of such Master Declaration, a Lot Owner in the Project shall also be subject to the applicable requirements of the Master Declaration and shall become personally liable for assessments made in accordance with the terms of such Master Declaration.
- Development of Lot 1 is subject to and shall be consistent with and shall conform to the terms and provisions of that certain Mountainside Resort Master Development Agreement (the "Master Development Agreement"), which Master Development Agreement is dated August 19, 2020 and was recorded in the Official Records of the Wasatch County Recorder on August 20, 2020 as Entry No. 483120 in Book 1307 at Page 1743, as such Master Development Agreement has been or may be modified or amended at any time and from time to time.
- No improvements may be made to Lot 1 without the review and approval of the Master Declarant under the Master Declaration, or if delegated by the Master Declarant, the Design Review Committee in accordance with the Master Declaration and any Design Guidelines promulgated pursuant thereto (the "Design Guidelines"), which incorporate or include site and landscape requirements, architectural guidelines, as well as construction regulations. The Design Guidelines may require the establishment of strict limits of disturbance for any construction activity. The Master Declarant or Design Review Committee, whichever has design review authority, is referred to as the "Design Reviewer."
- Owner hereby reserves permanent easements across the portions of Lot 1 along roadways and outside of the reserved road corridor for the finishing of cut and fill slopes required to complete the applicable roads in accordance with the plans and specifications therefore approved by the Military Installation Development Authority ("MIDA"). Access to Lot 1 may be affected by cut and fill slopes required by such roads. In certain instances, special engineering and construction techniques may be required for driveways across such cut and fill slopes. Owner reserves permanent easements across the portions of Lot 1 along ski related easements and private trail easements for the finishing of cut and fill slopes required to complete the ski runs and trails. Access to Lot 1 may be affected by cut and fill slopes required by the ski runs and trails.
- Owner hereby notifies the buyers of Lot 1 that they are buying property in a ski resort area (the "Ski Resort"). Certain areas within the Ski Resort are subject to snow making, grooming and overall operation and management by the operator of the Ski Resort as determined by such operator. Buyers of Lot 1 are advised that the operator of the Ski Resort periodically engages in avalanche control procedures for the health and safety of all those who utilize the Ski Resort. Such control procedures may involve the use of explosive charges. Buyers of Lot 1 are further advised that the Ski Resort operations such as snowmaking, snow grooming, resort maintenance, and lift operations may be heard and seen from Lot 1 24 hours a day 7 days a week.
- At the date of recordation, Lot 1 is served by the Jordanelle Special Service District ("JSSD"), Wasatch County Fire District ("WCFD"), and Wasatch County Solid Waste Disposal District ("WCSWDD"). Lot 1 is subject to assessments and fees levied by the foregoing districts. All Owners of Lot 1 agree to abide by all the Rules, Regulations, and other Construction related Standards and Specifications of the specified Districts.

## BOUNDARY DESCRIPTION

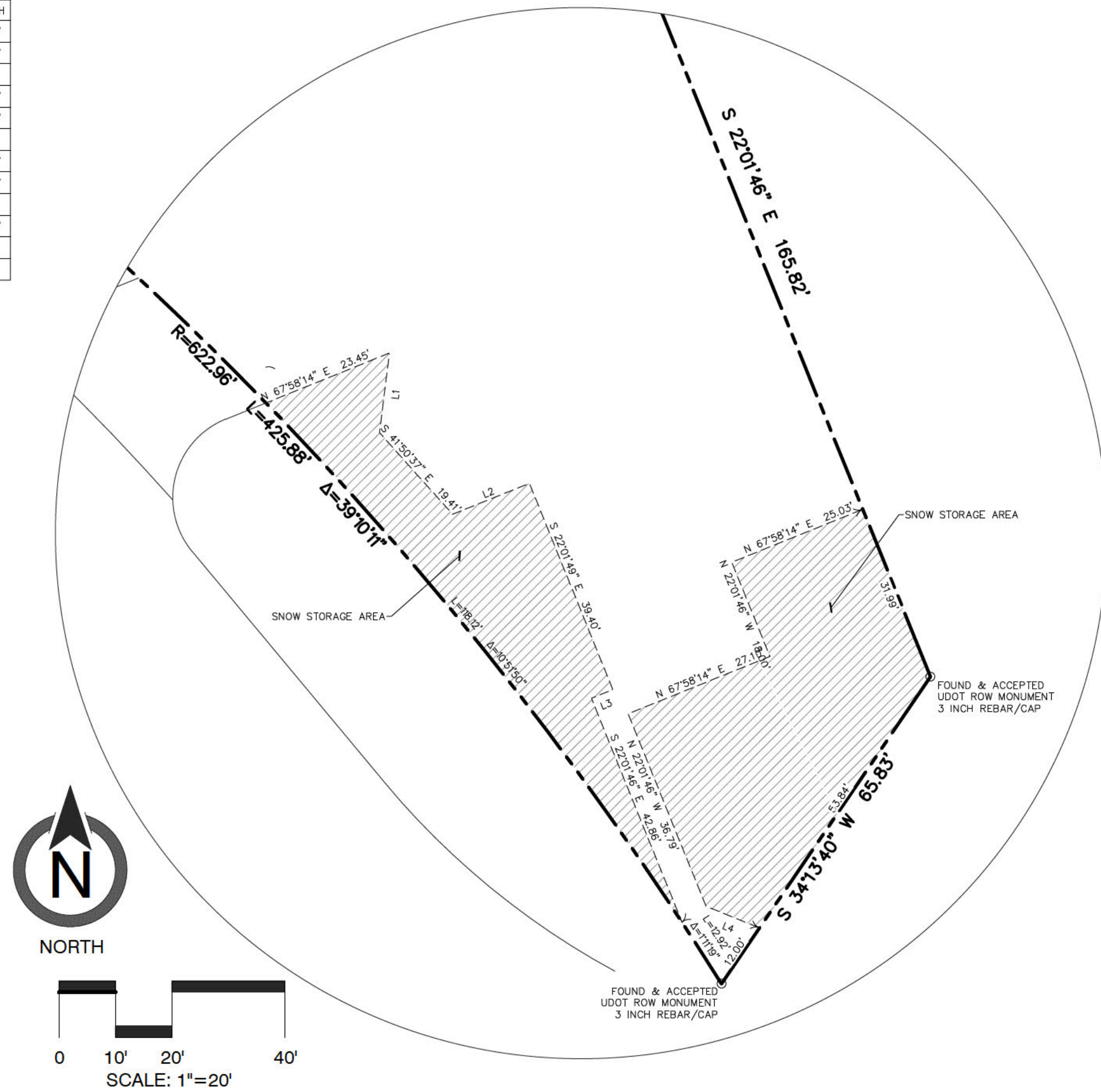
### LOT 1

BEGINNING AT A POINT that is South 00°11'03" East 1360.69 feet and South 89°43'44" East 418.43 feet from a brass cap monument at the Northeast Corner of Section 23, Township 2 South, Range 4 East, Salt Lake Base and Meridian, as shown on that certain survey recorded July 31, 2018, as Filing No. 0003134, in the Office of the Surveyor, Wasatch County, Utah, said point also being the southernmost corner of Deer Crest Village 1 of the Amended Plat of Deer Crest Villages 1, 3 and 4 at the Deer Crest Resort, recorded July 28, 2003, on file and of record in the Wasatch County Recorder's Office; and running thence coincident with the southeast boundary of Deer Crest Village 1 the following (2) two courses: (1) North 80°45'06" East 168.93 feet (bearing and distance also being South 80°45'06" West 171.27 feet as shown per the Amended Plat); thence (2) North 07°06'23" West 414.83 feet (bearing and distance also being South 07°10'00" East 414.78 feet per the Amended Plat) to a point on the westerly boundary of Highway US-40 (see Survey Map of Record S-3134); thence coincident with Highway US-40 the following (2) two courses: (1) South 34°12'52" East 211.84 feet; thence (2) South 21°50'37" East 363.87 feet; thence South 22°01'46" East 165.82 feet; thence South 34°13'40" West 65.83 feet to a point on a non-tangent curve to the left having a radius of 622.96 feet, of which the radius point bears South 57°55'32" West, said point also being on the UDOT Right-of-Way (known as the "L" Line Project NF-19); thence coincident with the said right-of-way the following (2) two courses: (1) along the arc of said curve 425.88 feet through a central angle of 39°10'11"; thence (2) North 71°02'20" West 71.39 feet to the POINT OF BEGINNING.

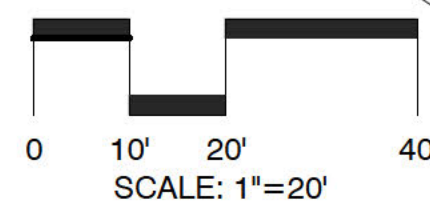
Description contains 1.97 acres.

LINE	DIRECTION	LENGTH
L1	S 7°08'06" W	13.99'
L2	N 68°08'16" E	14.68'
L3	S 67°58'14" W	4.10'
L4	N 68°01'14" W	10.24'
L5	N 43°32'58" E	12.25'
L6	S 68°57'02" E	3.87'
L7	N 68°57'02" W	17.32'
L8	S 63°48'15" E	14.57'
L9	N 68°09'23" E	5.81'
L10	S 21°50'37" E	19.99'
L11	S 65°44'09" W	5.82'
L12	N 28°43'58" E	4.92'

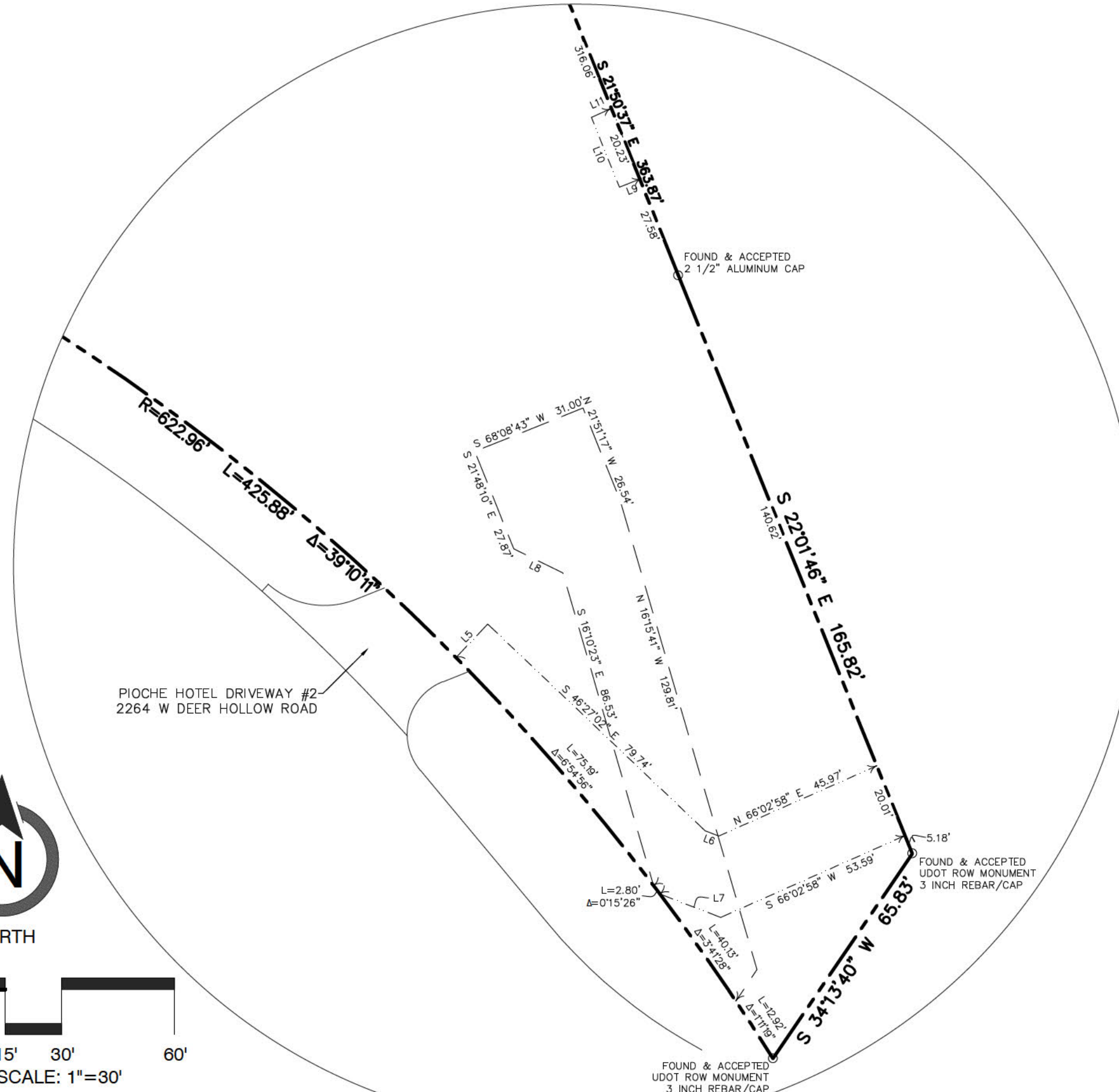
DETAIL A



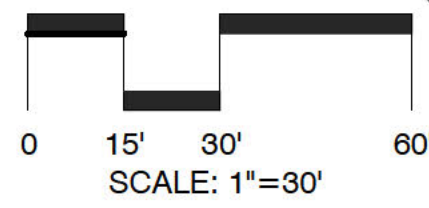
NORTH



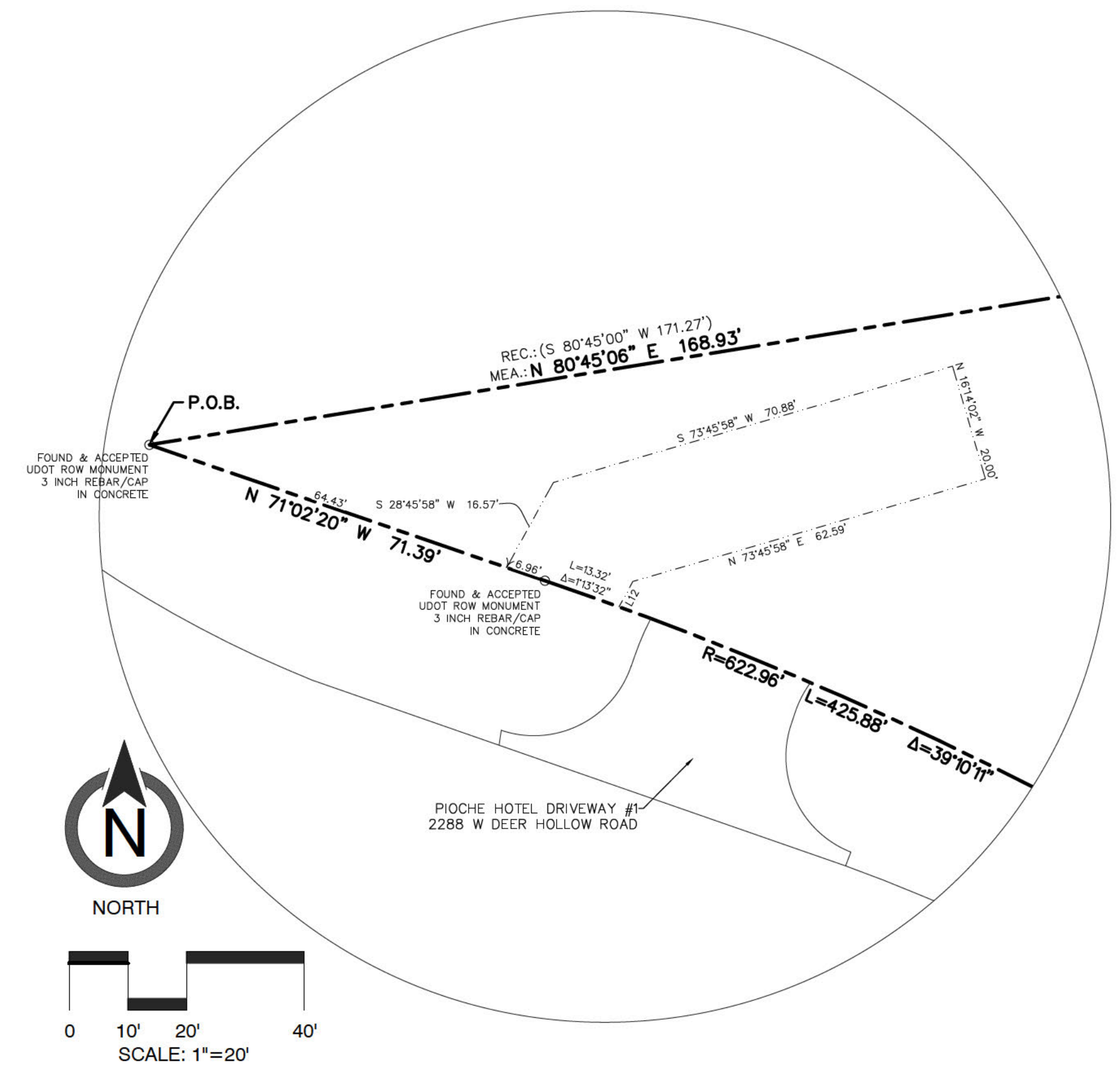
DETAIL B



NORTH



DETAIL C



NORTH

