

MILITARY INSTALLATION DEVELOPMENT AUTHORITY
MIDA Board Meeting
June 11, 2024

STAFF REPORT

Agenda Item: #9
Prepared By: Robert Donigan, MIDA Planner
Reviewed By: Richard Catten, DRC Counsel

Project: Ventana Subdivision Plat

Location: The Ventana Subdivision Plat is located within the approved Mayflower Master Development Plan (MDP), west of U.S. Highway 40 near exit 8, at the south west point of the Jordanelle Reservoir, south of the Deer Valley East Village core.

Applicant: BLX Ventana LLC

Representative: Erik Anderson

Recommendation: Staff recommends the MIDA Board approve the Ventana Subdivision Plat, as recommended by the MRF DRC, subject to the completion of the Conditions of Approval as presented in this staff report.

Background:

Per Chapter 2, Sections 2.02(A) and 2.02(F) of the Development Standards and Guidelines, MIDA requires Subdivision Plat approval before construction on any property within the MIDA Control Area. To meet this requirement for the construction of the Marcella Landing Subdivision, the Applicant (BLX Ventana) has submitted a draft Ventana Subdivision Plat for review and approval. Staff has reviewed the submitted plat and associated information and has provided comments to the Applicant. The Applicant has since resubmitted updated information for approval and in preparation for this DRC meeting.

Project Description:

The Ventana Subdivision Plat proposes subdividing Lot 2 of the Deer Springs at Jordanelle Plat into four parcels (Parcels 1-4). The parcels include a Rocky Mountain Power substation, a JSSD water tank, and a pumphouse, with an additional parcel designated for utility access. This plat is solely for utility providers and does not involve any other development.

Analysis:

Generally, the plat submittal includes everything that is required in the Development Standards and Guidelines. Specific items of consideration include:

- Parcels 1-3 are surrounded by Parcel 4 without any specific accesses defined. The proposed plat proposes blanket access easements for Rocky Mountain Power, JSSD, and BLX Water LLC.

RECOMMENDED ACTION:

Staff recommends the MIDA DRC recommend to the MIDA Board approval of the Ventana Subdivision Plat based on the following conditions of approval:

1. Access easements for Rocky Mountain Power, JSSD, and BLX Water LLC are granted and recorded concurrently with the Ventana Subdivision Plat.

VENTANA SUBDIVISION

LOCATED IN LOTS 2 & 3 OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN,
MIDA JURISDICTION, WASATCH COUNTY, UTAH



SURVEYORS CERTIFICATE

I, Charles Galati, do hereby certify that I am a Professional Land Surveyor and that I hold License No. 7248891 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 VENTANA SUBDIVISION 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 the undersigned is the owner of the herein described tract of land, and hereby causes the same, together with lots and easements as set forth to be satisfactory evidence, and who by me duly sworn/affirmed, did say that he is the authorized signer for BLX VENTANA LLC, a Delaware limited liability company, and does hereby give consent to the recordation of this plat.

The undersigned owner dedicates to any and all public and government utility companies a perpetual, non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities.

In witness whereof, the undersigned set his hand this ____ day of _____, 2024.

BLX VENTANA LLC, a Delaware limited liability company

By: _____
Its authorized signer

ACKNOWLEDGEMENT

State of _____)

ss:

County of _____)

On this ____ day of _____, 2024,
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 for BLX VENTANA LLC, a Delaware limited liability company, and that said document was signed freely and voluntarily by him on behalf of said limited liability company.

Notary Public _____

Printed Name _____

Residing in: _____

My commission expires: _____

Commission No. _____

NORTH QUARTER CORNER
SECTION 25, T2S, R4E, S18&M
FOUND BRASS CAP

SOUTHEAST CORNER
SECTION 25, T2S, R4E, S18&M
FOUND BRASS CAP

N 00°14'49" W 2227.98'

N 26°17'47" W 5917.16'

N 01°45'3" W 398.45'

(N 01°3'42" W 399.02')

S 82°35'51" E 96.09'

(S 82°32'20" E 96.23')

N 00°14'49" W 2227.98'

N 26°17'47" W 5917.16'

N 01°45'3" W 398.45'

(N 01°3'42" W 399.02')

S 82°35'51" E 96.09'

(S 82°32'20" E 96.23')

N 00°14'49" W 2227.98'

N 26°17'47" W 5917.16'

N 01°45'3" W 398.45'

(N 01°3'42" W 399.02')

S 82°35'51" E 96.09'

(S 82°32'20" E 96.23')

N 00°14'49" W 2227.98'

N 26°17'47" W 5917.16'

N 01°45'3" W 398.45'

(N 01°3'42" W 399.02')

S 82°35'51" E 96.09'

(S 82°32'20" E 96.23')

N 00°14'49" W 2227.98'

N 26°17'47" W 5917.16'

N 01°45'3" W 398.45'

(N 01°3'42" W 399.02')

S 82°35'51" E 96.09'

(S 82°32'20" E 96.23')

N 00°14'49" W 2227.98'

N 26°17'47" W 5917.16'

N 01°45'3" W 398.45'

(N 01°3'42" W 399.02')

S 82°35'51" E 96.09'

(S 82°32'20" E 96.23')

N 00°14'49" W 2227.98'

N 26°17'47" W 5917.16'

N 01°45'3" W 398.45'

(N 01°3'42" W 399.02')

S 82°35'51" E 96.09'

(S 82°32'20" E 96.23')

N 00°14'49" W 2227.98'

N 26°17'47" W 5917.16'

N 01°45'3" W 398.45'

(N 01°3'42" W 399.02')

S 82°35'51" E 96.09'

(S 82°32'20" E 96.23')

N 00°14'49" W 2227.98'

N 26°17'47" W 5917.16'

N 01°45'3" W 398.45'

(N 01°3'42" W 399.02')

S 82°35'51" E 96.09'

(S 82°32'20" E 96.23')

N 00°14'49" W 2227.98'

N 26°17'47" W 5917.16'

N 01°45'3" W 398.45'

(N 01°3'42" W 399.02')

S 82°35'51" E 96.09'

(S 82°32'20" E 96.23')

N 00°14'49" W 2227.98'

N 26°17'47" W 5917.16'

N 01°45'3" W 398.45'

(N 01°3'42" W 399.02')

S 82°35'51" E 96.09'

(S 82°32'20" E 96.23')

N 00°14'49" W 2227.98'

N 26°17'47" W 5917.16'

N 01°45'3" W 398.45'

(N 01°3'42" W 399.02')

S 82°35'51" E 96.09'

(S 82°32'20" E 96.23')

N 00°14'49" W 2227.98'

N 26°17'47" W 5917.16'

N 01°45'3" W 398.45'

(N 01°3'42" W 399.02')

S 82°35'51" E 96.09'

(S 82°32'20" E 96.23')

N 00°14'49" W 2227.98'

N 26°17'47" W 5917.16'

N 01°45'3" W 398.45'

(N 01°3'42" W 399.02')

S 82°35'51" E 96.09'

(S 82°32'20" E 96.23')

N 00°14'49" W 2227.98'

N 26°17'47" W 5917.16'

N 01°45'3" W 398.45'

(N 01°3'42" W 399.02')

S 82°35'51" E 96.09'

(S 82°32'20" E 96.23')

N 00°14'49" W 2227.98'

N 26°17'47" W 5917.16'

N 01°45'3" W 398.45'

(N 01°3'42" W 399.02')

S 82°35'51" E 96.09'

(S 82°32'20" E 96.23')

N 00°14'49" W 2227.98'

N 26°17'47" W 5917.16'

N 01°45'3" W 398.45'

(N 01°3'42" W 399.02')

S 82°35'51" E 96.09'

(S 82°32'20" E 96.23')

N 00°14'49" W 2227.98'

N 26°17'47" W 5917.16'

N 01°45'3" W 398.45'

(N 01°3'42" W 399.02')

S 82°35'51" E 96.09'

(S 82°32'20" E 96.23')

N 00°14'49" W 2227.98'

N 26°17'47" W 5917.16'

N 01°45'3" W 398.45'

(N 01°3'42" W 399.02')

S 82°35'51" E 96.09'

(S 82°32'20" E 96.23')

N 00°14'49" W 2227.98'

N 26°17'47" W 5917.16'

N 01°45'3" W 398.45'

(N 01°3'42" W 399.02')

S 82°35'51" E 96.09'

(S 82°32'20" E 96.23')

N 00°14'49" W 2227.98'

N 26°17'47" W 5917.16'

N 01°45'3" W 398.45'

(N 01°3'42" W 399.02')

S 82°35'51" E 96.09'

(S 82°32'20" E 96.23')

N 00°14'49" W 2227.98'

N 26°17'47" W 5917.16'

N 01°45'3" W 398.45'

(N 01°3'42" W 399.02')

S 82°35'51" E 96.09'

(S 82°32'20" E 96.23')

N 00°14'49" W 2227.98'

N 26°17'47" W 5917.16'

N 01°45'3" W 398.45'

(N 01°3'42" W 399.02')

S 82°35'51" E 96.09'

(S 82°32'20" E 96.23')

N 00°14'49" W 2227.98'

N 26°17'47" W 5917.16'

N 01°45'3" W 398.45'

(N 01°3'42" W 399.02')

S 82°35'51" E 96.09'

(S 82°32'20" E 96.23')

N 00°14'49" W 2227.98'

N 26°17'47" W 5917.16'

N 01°45'3" W 398.45'

(N 01°3'42" W 399.02')

S 82°35'51" E 96.09'

(S 82°32'20" E 96.23')

N 00°14'49" W 2227.98'

N 26°17'47" W 5917.16'

N 01°45'3" W 398.45'

(N 01°3'42" W 399.02')

S 82°35'51" E 96.09'

(S 82°32'20" E 96.23')

N 00°14'49" W 2227.98'

N 26°17'47" W 5917.16'

N 01°45'3" W 398.45'

(N 01°3'42" W 399.02')

S 82°35'51" E 96.09'

(S 82°32'20" E 96.23')

N 00°14'49" W 2227.98'

N 26°17'47" W 5917.16'

N 01°45'3" W 398.45'

(N 01°3'42" W 399.02')

S 82°35'51" E 96.09'

(S 82°32'20" E 96.23')

N 00°14'49" W 2227.98'

N 26°17'47" W 5917.16'

N 01°45'3" W 398.45'

(N 01°3'42" W 399.02')

S 82°35'51" E 96.09'

(S 82°32'20" E 96.23')

N 00°14'49" W 2227.98'

N 26°17'47" W 5917.16'

N 01°45'3" W 398.45'

(N 01°3'42" W 399.02')

S 82°35'51" E 96.09'

(S 82°32'20" E 96.23')

N 00°14'49" W 2227.98'

N 26°17'47" W 5917.16'

N 01°45'3" W 398.45'

(N 01°3'42" W 399.02')

S 82°35'51" E 96.09'

(S 82°32'20" E 96.23')

N 00°14'49" W 2227.98'

N 26°17'47" W 5917.16'

N 01°45'3" W 398.45'

(N 01°3'42" W 399.02')

S 82°35'51" E 96.09'

(S 82°32'20" E 96.23')

N 00°14'49" W 2227.98'

N 26°17'47" W 5917.16'

N 01°45'3" W 398.45'

(N 01°3'42" W 399.02')

S 82°35'51" E 96.09'

(S 82°32'20" E 96.23')

N 00°14'49" W 2227.98'

N 26°17'47" W 5917.16'

N 01°45'3" W 398.45'

(N 01°3'42" W 399.02')

S 82°35'51" E 96.09'

(S 82°32'20" E 96.23')

N 00°14'49" W 2227.98'

N 26°17'47" W 5917.16'

N 01°45'3" W 398.45'

(N 01°3'42" W 399.02')

S 82°35'51" E 96.09'

(S 82°32'20" E 96.23')