

**MILITARY INSTALLATION DEVELOPMENT AUTHORITY
Design Review Committee Meeting
May 20, 2025**

STAFF REPORT

Agenda Item: #4
Prepared By: Robert Donigan, MIDA Planner
Reviewed By: Richard Catten, DRC Counsel

Project: MIDA Master Plat Amended 2025

Location: The subject areas of the MIDA Master Plat Amended 2025 are Parcels 7 and 8 of the Master Plat located along Mayflower Mine Road, just south of the Pioche Village Condominiums, east of the Overlook Estates Subdivision, and east of the Velvaere Subdivision, west of U.S. Highway 40 at exit 8, in the northwest section of Wasatch County.

Applicant: Extell Development

Representative: Evan Conley, Extell Development

Recommendation: Staff recommends the MIDA DRC approve the MIDA Master Plat Amended 2025.

Background:

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 submitted the draft MIDA Master Plat Amended 2025 in April 2025. MIDA staff has since reviewed and provided comments to the Applicant. The Applicant is requesting approval from the DRC. As a reminder, per Section 2.02 of the Standards, Subdivision Plat review and approval is done by the DRC.

Project Description:

The MIDA Master Plat Amended 2025 proposes subdividing existing parcels 7 and 8 to create Parcel 7A, Right-of-Way for Blue Ledge Drive, Parcel 8A, Parcel 8B (for the Velvaere Gatehouse), Right-of-Way for Sonders Way, Parcel 8C, Parcel 8D (Pioche Private Drive), and Parcel 8E. Parcels 7A, 8A, 8C, and 8E will remain as open space parcels.

Analysis:

The subdivision plat application for the MIDA Master Plat 2025 is being evaluated based on Chapter 2 – Review Procedure, Section 2.02 – Subdivision Plat. The Applicant has submitted all necessary information to satisfy the requirements of the Development Standards and Guidelines and meets all of the standards contained therein.

Easements:

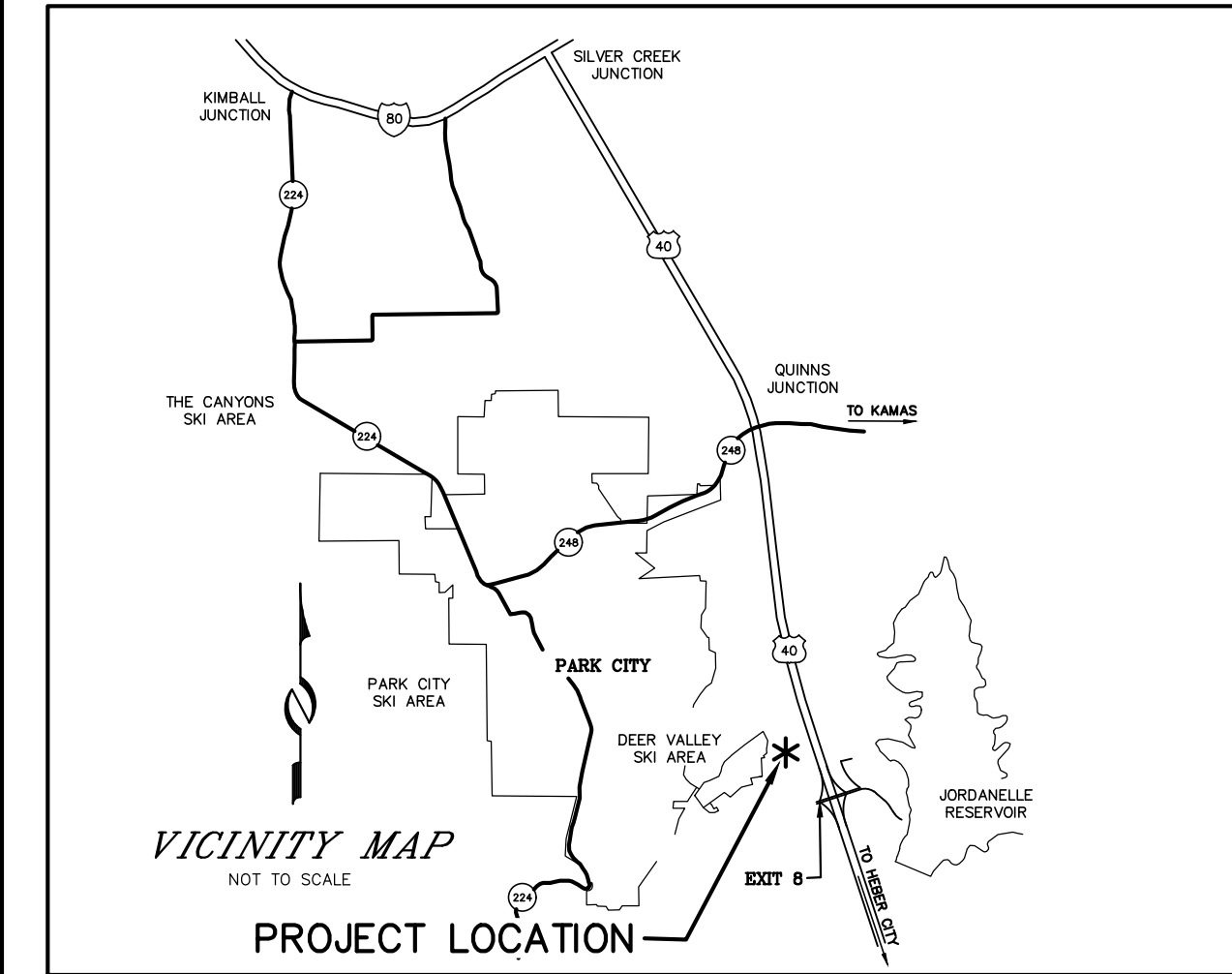
- There are two easements shown across these parcels, including a 25' wide JSSD Sewer Easement and a 15' wide drainage/storm drain easement. Additional easements will be required for other utilities, trail easements, etc. These easements will not be recorded as part of this Master Plat, but rather will be recorded individually specific to each.

RECOMMENDED ACTION:

Staff recommends the MIDA DRC approve the MIDA Master Plat Amended 2025.

EXISTING PLAT

AMENDED PLAT



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

SURVEYOR NOTE

All Bearings and Distances recited in Line Tables, or annotated hereon, are expressed in U.S. Survey Feet, projected to an NAVD Height of ~6700 feet, and defined by the NAD83(2011) Epoch 2010.0000 Projection Parameters (aka Mayflower LDP Coordinate System Projection) detailed on Sheet 1 hereon. This projection was specifically designed to minimize both convergence and scale variation within the Project Area. Refer to Records of Survey Nos. 2647, 3058 and 3759 in the Wasatch County Surveyor's office.

OWNER'S CONSENT DEDICATION TO RECORD

KNOW ALL PEOPLE BY THESE PRESENTS that BLX Land LLC, a Delaware limited liability company, is the owner of this certain tracts of land known as Parcel 7 and Parcel 8, MIDA Master Development Plat Amended 2024, according to the official plat thereof, recorded February 29, 2024 as Entry No. 548051 of the official records in the office of the Wasatch County Recorder, hereby causes the same to be divided into Parcels and roads together with easements as set forth, to be hereafter known as MIDA MASTER DEVELOPMENT PLAT AMENDED 2025.

The undersigned owner dedicates the roads to the MIDA Mountain Village Public Infrastructure District ("MIDA PID"), such dedication to become effective when they are constructed and after the roads are accepted by the MIDA PID, and hereby 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 _____, 2025.

BLX Land LLC, a Delaware limited liability company

By: KURT KRIEG Its authorized signer.

ACKNOWLEDGEMENT

State of _____)

:ss

County of _____)

On this _____ day of _____, 2025, 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 an authorized signer for BLX Land 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. _____

LINE	DIRECTION	LENGTH
L1	S 53°57'31" W	25.78'
L2	N 56°16'45" W	148.32'
L3	S 56°25'28" E	114.49'
L4	N 54°23'04" E	106.78'
L5	S 54°26'16" W	75.44'
L6	S 72°24'34" W	30.53'
L7	N 32°03'29" W	13.60'
L8	S 84°22'59" E	52.19'
L9	S 23°59'31" E	32.45'
L10	N 58°01'06" E	24.44'
L12	S 58°01'06" W	25.00'
L14	N 58°01'06" E	41.29'
L15	N 58°01'06" E	38.71'
L16	N 58°01'06" E	35.44'
L17	N 58°01'06" E	45.15'
L18	N 58°03'18" E	24.51'
L19	N 58°01'06" E	34.32'
L21	N 72°17'19" E	59.84'
L22	N 52°25'16" E	4.67'
L23	S 52°25'16" W	5.98'
L24	S 72°17'19" W	52.99'

