

**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.

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**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.

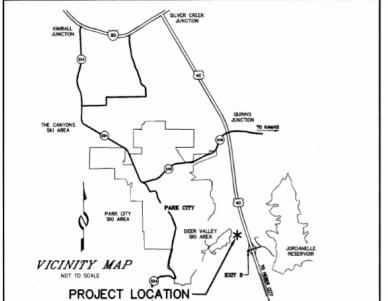
**RECOMMENDED ACTION:**

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

# **EXISTING PLAT**

## 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 order of the owner, I have made a survey of the property described in the plat and any other surveys herein, and have subdivided said tract into Lots, hereafter to be known as MIDA MASTER DEVELOPMENT PLAT AMENDED 2024 and that the same has been surveyed and will be monumented on the ground as shown on this plat.



**WASATCH COUNTY SURVEYOR**  
Approved as to form on this 25 day of July 2024.  
ROS# 12345678  
By Surveyor  
Wasatch County Surveyor

**MIDA ATTORNEY**  
Approved as to form this 26 day of July 2024.  
By Attorney  
MIDA ATTORNEY

**MILITARY INSTALLATION DEVELOPMENT AUTHORITY "MIDA"**  
Consented to on this 19 day of July 2024.  
By Project Manager  
Title: Project Manager

**MAYFLOWER LDP COORDINATE SYSTEM PROJECTION PARAMETERS**  
PROJECTION: TRANSVERSE MERCATOR  
DATUM: NAD83(2011)  
REAL ELEVATION: 10,000.000  
ELEVATION NORTHING: 50,000,000  
ELEVATION SOUTHING: 1,000,000.000  
SCALE REDUCTION: 0.9999999  
CENTRE: MERIDIAN: 111° 45' 00" W  
ELEVATION: 6,700.00 (NAVD88)  
ZONE UNIT (N/E/U): = U.S. SURVEY FOOT

**MIDA MOUNTAIN VILLAGE PUBLIC INFRASTRUCTURE DISTRICT**  
Approved this 19 day of July 2024.  
By Executive Director

## SURVEYOR'S NOTE

All bearings and distances are in Line Tables, or annotated herein, are expressed in U.S. Survey Feet, projected to a NAVD Height of ~5700 feet, and defined by the NAD83(2011) Epoch 2010.0000 Projection Parameters (aka Mayflower LDP Coordinate System Projection) detailed on Sheet 1 herein. This projection was specifically designed to minimize both converage and scale variation within the Project Area. Per the Records of Survey Nos. 2647, 3058 and 3759 in the Wasatch County Surveyor's office.

## OWNER'S CONSENT TO RECORD

KNOW ALL PEOPLE BY THESE PRESENTS THAT BLX, LLC, a Delaware limited liability company, is the owner of this certain tract of land known as Lot 13, MIDA Master Development Plat Lots 12 & 13 Amended, according to the official plat thereof, recorded July 17, 2021 as Entry No. 500436 of the official records in the Wasatch County Recorder, hereby causes the same to be divided into Lots as set forth, to be hereinafter known as MIDA MASTER DEVELOPMENT PLAT AMENDED 2024.

In witness whereof, the undersigned set his hand this 19 day of July 2024.

BLX, LLC, a Delaware limited liability company  
By KURT KRIEG Its authorized sign

## ACKNOWLEDGEMENT

State of Utah  
County of Wasatch

On this 19 day of July 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 my duly sworn/affirmed, did say that he is the authorized sign for BLX, 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  
Christina Fredrikson

Printed Name: Christina Fredrikson  
Reading Inc: Park City, UT  
My commission expires: March 16, 2027  
Commission No.: 721802

## OWNER'S CONSENT TO RECORD

KNOW ALL PEOPLE BY THESE PRESENTS THAT BLX LAND LLC, a Delaware limited liability company, is the owner of this certain tract of land known as Parcel 21-A20 as described in Quit Claim Deed, Entry No. 546476 on file in the Wasatch County Recorder's office, hereby causes the same to be divided into Lots as set forth, to be hereinafter known as MIDA MASTER DEVELOPMENT PLAT AMENDED 2024.

In witness whereof, the undersigned set his hand this 19 day of July 2024.

BLX LAND LLC, a Delaware limited liability company  
By KURT KRIEG Its authorized sign

## ACKNOWLEDGEMENT

State of Utah  
County of Wasatch

On this 19 day of July 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 my duly sworn/affirmed, did say that he is the authorized sign 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  
Christina Fredrikson

Printed Name: Christina Fredrikson  
Reading Inc: Park City, UT  
My commission expires: March 16, 2024  
Commission No.: 721802

## LINE TABLE

LINE	DIRECTION	LENGTH
L1	N 56°16'45" W	148.32'
L2	N 56°25'28" W	114.49'
L3	N 38°24'31" W	152.97'
L4	N 59°10'51" W	182.48'
L5	N 38°24'33" W	76.10'
L6	S 63°56'30" W	263.53'
L7	N 69°30'43" W	98.01'
L8	S 84°10'37" E	214.14'
L9	N 49°39'30" E	180.88'
L10	N 13°28'06" W	28.57'
L11	N 13°27'28" W	334.72'
L12	N 32°03'29" W	13.80'
L13	S 84°22'59" E	52.19'
L14	S 23°59'31" E	32.45'
L15	S 53°57'31" W	25.78'
L16	S 54°23'04" W	106.77'
L17	N 56°14'19" W	195.75'

## PIOCIE VILLAGE CONDOMINIUMS

RECORDED: DECEMBER 18, 2023  
ENTRY NO.: 539998

## VALVERAE SUBDIVISION

RECORDED: AUGUST 9, 2023  
ENTRY NO.: 523180

CURVE TABLE			
CURVE	RADIUS	LENGTH	CHORD BEARING
C1	904.63'	215.27'	13°38'03" N 42°48'35" W
C2	766.20'	156.83'	N 19°21'11" W 156.56'
C3	197.55'	206.22'	60°23'26" S 54°11'16" E
C4	50.00'	16.14'	18°29'42" S 33°14'22" E
C5	1112.50'	257.12'	131°43'1" S 35°15'59" E
C6	274.50'	194.45'	40°35'13" S 74°40'40" W

## MIDA MASTER DEVELOPMENT PLAT AMENDED 2022 - PARCEL 1A

RECORDED: JULY 26, 2022  
ENTRY NO.: 522596

## MIDA MASTER DEVELOPMENT PLAT AMENDED 2022 - PARCEL 1B

RECORDED: JULY 26, 2022  
ENTRY NO.: 522597

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ENTRY NO.: 522598

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# AMENDED PLAT

