

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

STAFF REPORT

Agenda Item: #5
Prepared By: Robert Donigan, MIDA Planner
Reviewed By: Richard Catten, DRC Counsel

Project: Marina West Parcels Subdivision Plat – First Amended

Location: The subject parcels of the Marina West Parcels Subdivision Plat are located along SR 319, north of the Jordanelle State Park campgrounds, and just east of Highway 40, south of exit 8.

Applicant: Extell Development

Representative: Evan Conley, Extell Development

Recommendation: Staff recommends the MIDA DRC approve the Marina West Parcels Subdivision Plat – First Amended.

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 Marina West Parcels Subdivision Plat – First Amended in May 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 Marina West Parcels Subdivision Plat – First Amended proposes subdividing existing parcels MW-T2 and MW-D1 to create Parcel MW-T2A, Parcel MW-T2B, Roadway Dedication and Right-of-Way for the 319 Connector Road, Parcel MW-D1A, Parcel MW-D1B, and Parcel MW-D2. Parcel MW-T2A and existing Parcel MW-T1 will be the site of the JMARA Recreation Facility, Parcel MW-D1A will be future development, Parcel MW-D1B is for workforce housing, and Parcel MW-D2 will be the MIDA PID parcel. The 319 Connector will be dedicated to Wasatch County.

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.

Ownership:

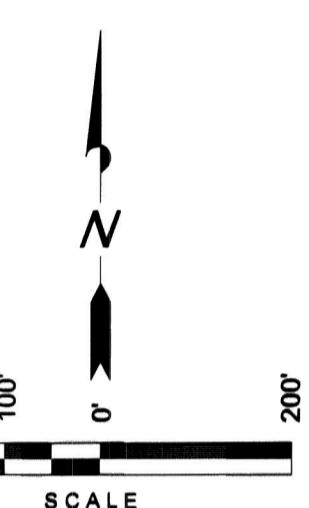
- Existing Lot MWD1 is owned by BLX MWP LON LLC. Existing Lots MWT1, MWT2, and MWT4 are owned by MIDA Jordanelle Marina Recreation Area (JMARA). The 319 Connector Dedication/ROW cuts through existing Lot MWT2.

RECOMMENDED ACTION:

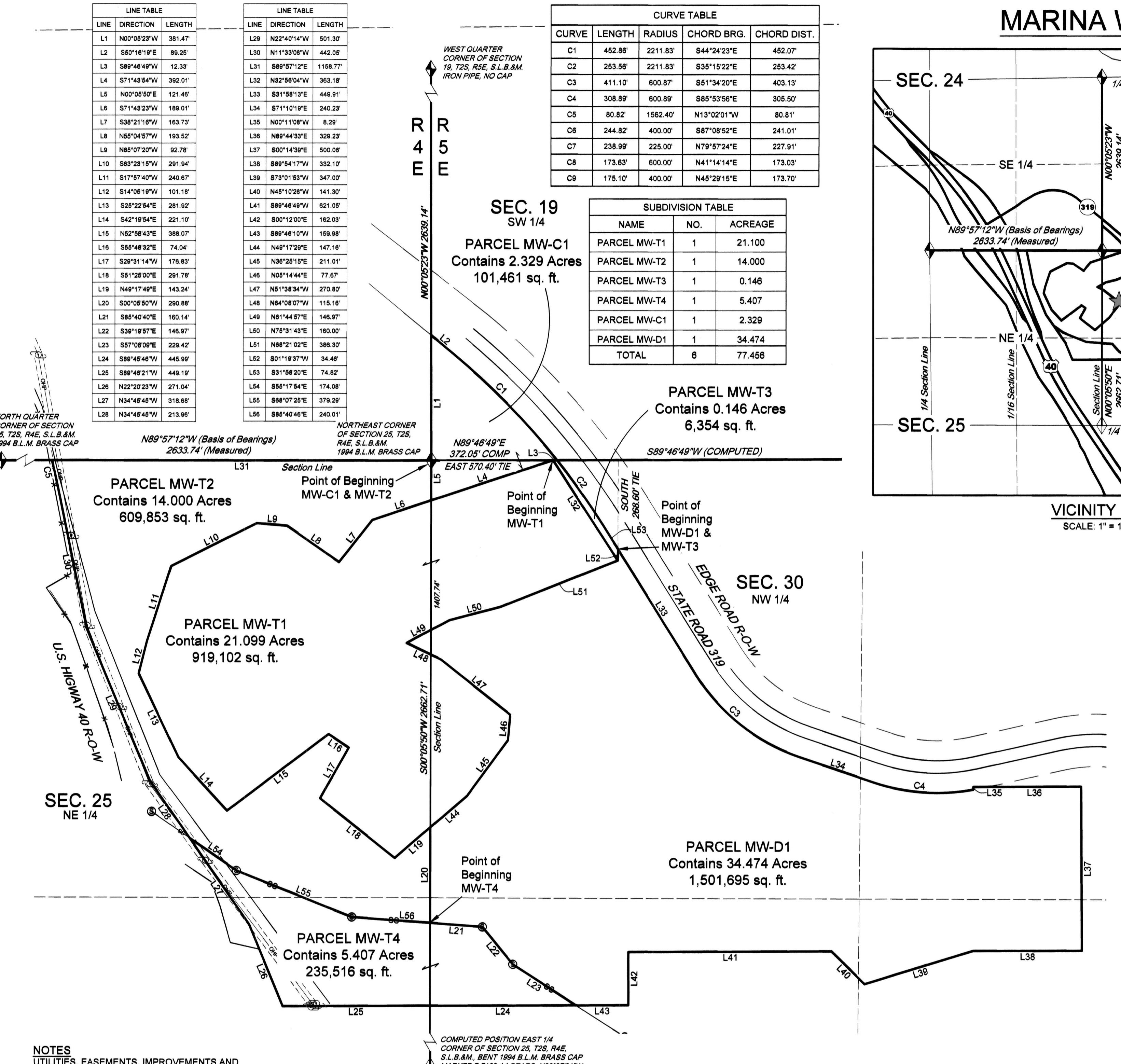
Staff recommends the MIDA DRC approve the Marina West Parcels Subdivision Plat – First Amended.

EXISTING PLAT

MARINA WEST PARCELS
SUBDIVISION PLAT
MW-T1, MW-T2, MW-T3, MW-T4, MW-C1 &
MW-D1
LOCATED IN SECTION 25,
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
AND SECTIONS 19 AND 30,
TOWNSHIP 2 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN
WASATCH COUNTY, UTAH



MARINA WEST PLAT



AMENDED PLAT

