

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:

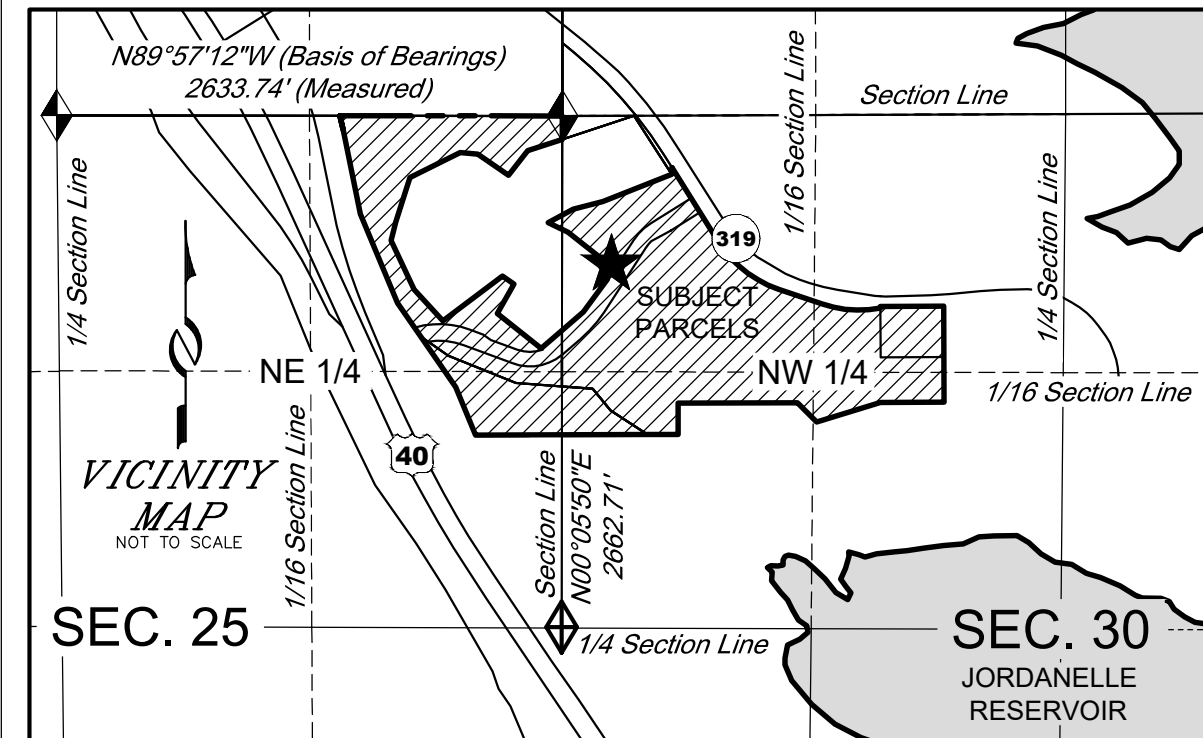
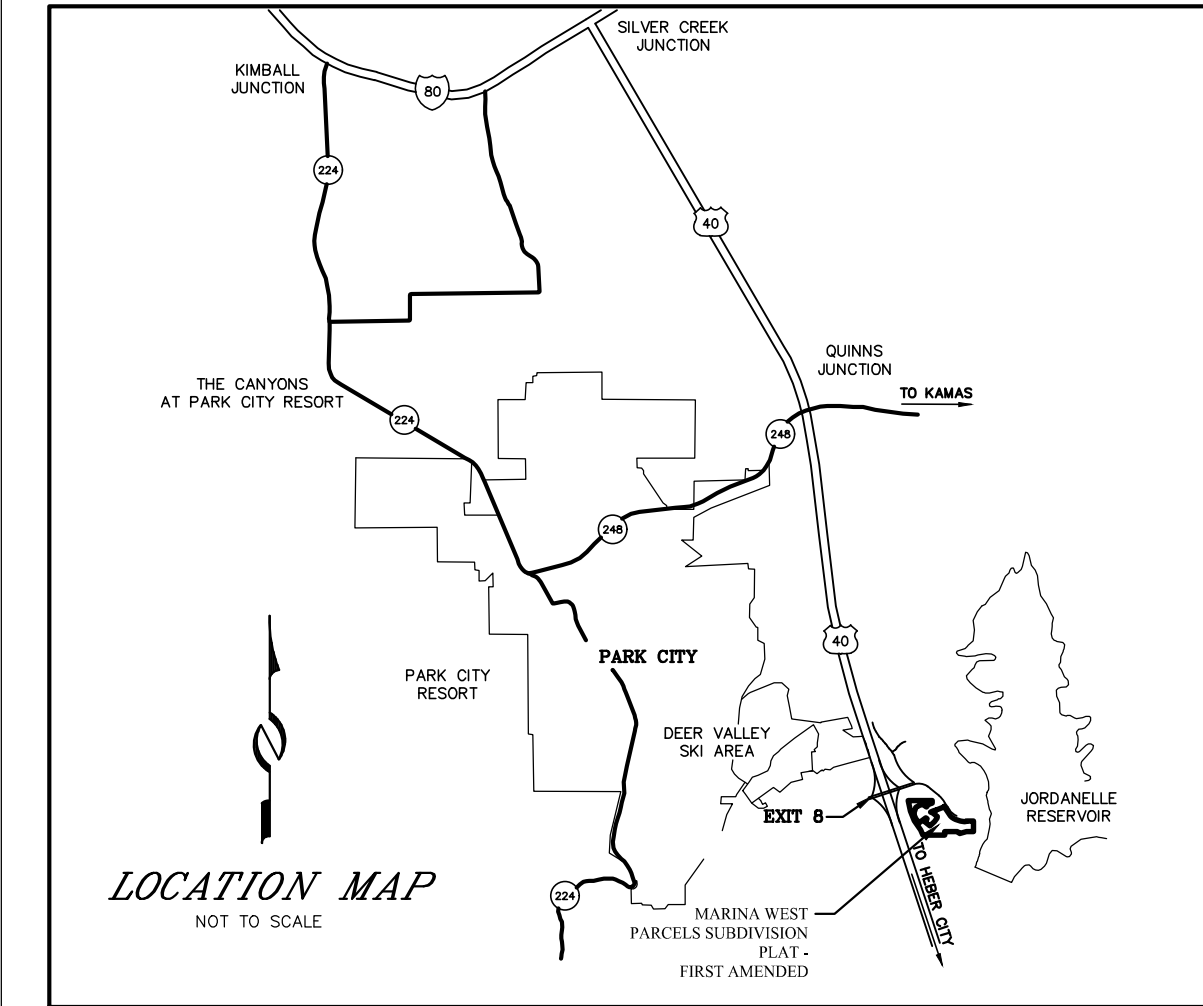
- Existing Lot MWD1 is owned by BLX MWP LON LLC. Existing Lots MWT1, MWT2, and MWT4 are owned by MIDA Jordanelle Marina Recreation Area (JMARA). The 319 Connector Dedication/ROW cuts through existing Lot MWT2.

RECOMMENDED ACTION:

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

EXISTING PLAT

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 (NAD83)
ZONE UNIT (N/E/U)	= U.S. SURVEY FOOT

SURVEYOR NOTE

All Bearings and Distances recorded in Line Tables, or annotated hereon, are expressed in U.S. Survey Feet, projected to an NAVD Height of -47000 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 3750 in the Wasatch County Surveyor's office.

- NOTES**
- Parcels MW-T2A, MW-T2B MW-T4, MW-D1A, MW-D1B & ROADWAY DEDICATION PARCEL/319 CONNECTOR ROAD are located within that portion of the MIDA Project Area located in Wasatch County, Utah and East of U.W. Highway 40.
 - The parcels shown on this plat are being created for purposes of amending Marina West various parcels of record into Parcels shown hereon and in accordance with Section 2.03 of the MIDA Development Standards & Guidelines. This plat is being recorded in anticipation and furtherance of future land use approvals and development of the Marina West Site; development of the Parcels shown hereon may not occur except in accordance with the MIDA Military Recreation Facility Project Area Development Standards & Guidelines, including all subdivision and site plan approval requirements.



MIDA ATTORNEY	WASATCH COUNTY SURVEYOR
APPROVED AS TO FORM THIS ____ DAY OF _____, 2025.	APPROVED AS TO FORM ON THIS ____ DAY OF _____, 2025.
RECORD OF SURVEY # _____	
MIDA ATTORNEY	WASATCH COUNTY SURVEYOR

PROFESSIONAL LAND SURVEYING AND CONSULTING ALLTERRA UTAH, LLC 435-640-4200 463 SCENIC HEIGHTS ROAD, FRANCIS, UTAH 84006	MILITARY INSTALLATION DEVELOPMENT AUTHORITY (MIDA) APPROVED AND ACCEPTED ON THIS ____ DAY OF _____, 2025 MRF PROJECT AREA MANAGER
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OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL PEOPLE BY THESE PRESENTS that BLX MWP-LON LLC is the owner of that certain tract of land known as PARCEL MW-D1 of the MARINA WEST PARCELS SUBDIVISION PLAT and hereby causes the same to be divided into parcels and streets together with easements as set forth on this plat to be hereafter known as MARINA WEST PARCELS SUBDIVISION PLAT - FIRST AMENDED.

The undersigned owner hereby dedicates the road depicted on this plat to Wasatch County, such dedication is effective upon the delivery of a notice from the Military Installation Development Authority to Wasatch County indicating that the road construction is complete and in conformance with the East Frontage Road Plans and has passed all required inspections, all as set forth in the Memorandum of Understanding between the Military Installation Development Authority and Wasatch County, dated November 1, 2022.

In witness whereof, the undersigned set their hand this ____ day of _____, 2025.

KURT KRIEG

Its authorized signer

State of _____

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 MWP-LON LLC for that certain tract of land known as PARCEL MW-D1 of the MARINA WEST PARCELS SUBDIVISION PLAT and that said document was signed freely and voluntarily by him.

Notary Public

Printed Name

Residing in:

My commission expires:

Commission No.

ACKNOWLEDGEMENT

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL PEOPLE BY THESE PRESENTS that MIDA JORDANELLE MARINA RECREATION AREA PUBLIC INFRASTRUCTURE DISTRICT is the owner of those certain tracts of land known as PARCEL MW-T2 and PARCEL MW-T4 of the MARINA WEST PARCELS SUBDIVISION PLAT and hereby causes the same to be divided into parcels and streets together with easements as set forth on this plat to be hereafter known as MARINA WEST PARCELS SUBDIVISION PLAT - FIRST AMENDED.

The undersigned owner hereby dedicates the road depicted on this plat to Wasatch County, such dedication is effective upon the delivery of a notice from the Military Installation Development Authority to Wasatch County indicating that the road construction is complete and in conformance with the East Frontage Road Plans and has passed all required inspections, all as set forth in the Memorandum of Understanding between the Military Installation Development Authority and Wasatch County, dated November 1, 2022.

In witness whereof, the undersigned set their hand this ____ day of _____, 2025.

Its _____

State of _____

County of _____

On this ____ day of _____, 2025, _____, 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 they are an authorized signer for MIDA Jordanelle Marina Recreation Area Public Infrastructure District for that certain tract of land known as PARCEL MW-T2 and PARCEL MW-T4 of the MARINA WEST PARCELS SUBDIVISION PLAT and that said document was signed freely and voluntarily by them.

Notary Public

Printed Name

Residing in:

My commission expires:

Commission No.

ACKNOWLEDGEMENT

MARINA WEST PARCELS SUBDIVISION PLAT- FIRST AMENDED

A ROADWAY DEDICATION PLAT AND AMENDING PARCELS MW-T2, MW-T4 & MW-D1 OF THE MARINA WEST PARCELS SUBDIVISION PLAT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 4 EAST AND THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, 5 EAST SALT LAKE BASE AND MERIDIAN, MIDA PROJECT AREA, WASATCH COUNTY, UTAH

JORDANELLE SPECIAL SERVICE DISTRICT AND SPECIAL IMPROVEMENT DISTRICT

APPROVED THIS ____ DAY OF _____, 2025

EXECUTIVE DIRECTOR

WASATCH COUNTY FIRE DISTRICT

APPROVED THIS ____ DAY OF _____, 2025

FIRE CHIEF

ROCKY MOUNTAIN POWER

APPROVED THIS ____ DAY OF _____, 2025

BY ROCKY MOUNTAIN POWER, A DIVISION OF PACIFICORP AUTHORIZED AGENT

ENBRIDGE ENERGY

APPROVED THIS ____ DAY OF _____, 2025

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.

OVERALL BOUNDARY LEGAL DESCRIPTION

Parcel MW-T2, MW-D1 and MW-T4, of Marina West Plat, recorded on July 11, 2023, as Entry No. 534414 in Book 1447 at Page 400, on file and of record in the Wasatch County Recorder's Office.

The boundary of said parcel being more particularly described as follows:

Beginning at the Northeast corner of Section 25, Township 2 South, Range 4 East, Salt Lake Base and Meridian, and running thence South 00°05'00" West 121.46 feet; thence South 71°43'23" West 189.01 feet; thence South 38°21'16" West 163.73 feet; thence North 55°04'57" West 193.52 feet; thence North 85°07'20" West 92.78 feet; thence South 63°23'15" West 291.94 feet; thence South 17°57'40" West 240.67 feet; thence South 14°05'19" West 101.18 feet; thence South 25°22'54" East 281.92 feet; thence South 32°45'45" East 221.10 feet; thence North 52°58'43" East 388.07 feet; thence South 55°48'32" East 74.04 feet; thence South 17°57'40" West 176.83 feet; thence South 51°25'00" East 291.78 feet; thence North 49°17'29" East 147.16 feet; thence North 36°25'15" East 211.01 feet; thence North 05°14'44" East 77.67 feet; thence North 51°38'34" East 270.80 feet; thence North 64°08'07" West 115.16 feet; thence North 61°44'57" East 146.97 feet; thence North 89°44'33" East 329.23 feet; thence North 34°45'45" West 283.05 feet; thence North 01°19'46" East 34.46 feet to a point on the westerly right-of-way of Highway 319, thence coincident with said westerly right-of-way the following six (6) courses: 1) South 31°58'13" East 449.91 feet to the arc of a 600.87 foot radius curve to the left; thence 2) coincident with the arc of said curve 411.10 feet (chord bears South 51°34'20" East 403.13 feet); thence 3) South 71°10'19" East 240.23 feet to the arc of a 600.89 foot radius curve to the left; thence 4) coincident with the arc of said curve 308.89 feet (chord bears South 85°33'56" East 305.50 feet); thence 5) North 00°11'08" West 8.29 feet; thence 6) North 89°44'33" East 329.23 feet to the boundary of Wasatch State Park; thence coincident with the boundary of Wasatch State Park the following two (2) courses: 1) South 00°14'39" East 500.06 feet; thence 2) South 89°54'17" West 332.10 feet to the Northeast Corner of the Wasatch School District Property; thence coincident with the boundary of said School District property the following four (4) courses: 1) South 73°10'15" West 347.00 feet; thence 2) North 45°10'26" West 141.30 feet; thence 3) South 89°46'49" West 621.05 feet; thence 4) South 00°12'00" East 162.03 feet to a northern boundary of said Wasatch State Park; thence coincident with the boundary of Wasatch State Park the following three (3) courses: 1) thence South 89°46'10" West 159.98 feet; thence 2) North 34°45'45" West 283.05 feet; thence 3) North 89°46'49" West 621.05 feet; thence 4) South 89°46'49" West 621.05 feet to the easterly right-of-way of Highway 40; thence coincident with said easterly right-of-way the following five (5) courses: thence 1) North 22°20'23" West 271.04 feet; thence 2) North 34°45'45" West 532.64 feet; thence 3) North 22°40'14" West 501.30 feet; thence 4) North 11°33'06" West 442.05 feet to the arc of a 1562.40 foot radius curve to the left; thence 5) coincident with the arc of said curve 80.82 feet (chord bears North 13°02'01" West 80.81 feet) to the North Line of the Northeast Quarter of Section 25; thence coincident with said Quarter Section line South 89°57'12" East 1158.77 feet to the point of beginning. Basis of Bearing is the North Line of the Northeast Quarter of Section 25, Township 2 South, Range 4 East, Salt Lake Base and Meridian which bears North 89°57'12" West. Parcel contains 53.88 acres more or less.

PARCEL MW-T4

Beginning at a point which bears South 00°05'00" West along the West Section line 1407.74 feet from the Northwest corner of Section 30, Township 2 South, Range 5 East, Salt Lake Base and Meridian, and running thence North 85°40'40" East 160.14 feet; thence North 39°19'57" East 146.97 feet; thence South 57°06'09" East 229.42 feet; thence South 89°45'46" West 445.99 feet to the East Line of the Section 25; thence South 89°46'21" West 271.04 feet; thence North 34°45'45" West 283.05 feet to a non-tangent 362.50 foot radius curve to the right; thence coincident with the arc of said curve a distance of 17.56 feet (chord bears North 79°19'48" East 17.56 feet); thence South 55°17'54" East 128.39 feet; thence South 68°07'25" East 379.29 feet; thence South 85°40'46" East 240.01 feet to the Point of Beginning. Basis of Bearings is the North Line of the Northeast Quarter of Section 25, Township 2 South, Range 4 East, Salt Lake Base and Meridian which bears North 89°57'12" West. Parcel contains 5.40 acres more or less.

PARCEL MW-T2A

Beginning at the Northeast corner of Section 25, Township 2 South, Range 4 East, Salt Lake Base and Meridian, and running thence South 00°05'00" West 121.46 feet; thence South 71°43'23" West 189.01 feet; thence South 38°21'16" West 163.73 feet; thence North 55°04'57" West 193.52 feet; thence North 85°07'20" West 92.78 feet; thence South 63°23'15" West 291.94 feet; thence South 17°57'40" West 240.67 feet; thence South 14°05'19" West 101.18 feet; thence South 25°22'54" East 281.92 feet; thence South 32°45'45" East 221.10 feet; thence North 52°58'43" East 388.07 feet; thence South 55°48'32" East 74.04 feet; thence South 17°57'40" West 176.83 feet; thence South 51°25'00" East 291.78 feet; thence North 49°17'29" East 147.16 feet; thence North 36°25'15" East 211.01 feet; thence North 05°14'44" East 77.67 feet; thence North 51°38'34" East 270.80 feet; thence North 64°08'07" West 115.16 feet; thence North 61°44'57" East 146.97 feet; thence North 89°44'33" East 329.23 feet; thence North 34°45'45" West 283.05 feet; thence North 01°19'46" East 34.46 feet to a point on the westerly right-of-way of Highway 319, thence coincident with the arc of said curve a distance of 45.81 feet (chord bears South 85°33'56" East 305.50 feet); thence 3) South 71°10'19" East 240.23 feet to the arc of a 600.89 foot radius curve to the left; thence 4) coincident with the arc of said curve 308.89 feet (chord bears South 85°33'56" East 305.50 feet); thence 5) North 00°11'08" West 8.29 feet; thence 6) North 89°44'33" East 329.23 feet to the boundary of Wasatch State Park; thence coincident with the boundary of Wasatch State Park the following two (2) courses: 1) South 00°14'39" East 500.06 feet; thence 2) South 89°54'17" West 332.10 feet to the Northeast Corner of the Wasatch School District Property; thence coincident with the boundary of said School District property the following four (4) courses: 1) South 73°10'15" West 347.00 feet; thence 2) North 45°10'26" West 141.30 feet; thence 3) South 89°46'49" West 621.05 feet; thence 4) South 00°12'00" East 162.03 feet to a northern boundary of said Wasatch State Park; thence coincident with the boundary of Wasatch State Park South 89°46'10" West 159.98 feet; thence North 34°45'45" West 283.05 feet; thence North 89°46'49" West 621.05 feet; thence North 00°12'00" East 162.03 feet to a point on a non-tangent 362.50 foot radius curve to the left; thence coincident with the arc of said curve a distance of 17.56 feet (chord bears North 79°19'48" East 17.56 feet); thence South 55°17'54" East 128.39 feet; thence South 68°07'25" East 379.29 feet; thence South 85°40'46" East 240.01 feet to the Point of Beginning. Basis of Bearings is the North Line of the Northeast Quarter of Section 25, Township 2 South, Range 4 East, Salt Lake Base and Meridian which bears North 89°57'12" West. Parcel contains 11.08 acres more or less.

PARCEL MW-T2B

Beginning at a point which bears South 00°05'00" West along the West Section line 1407.74 feet from the Northwest corner of Section 30, Township 2 South, Range 5 East, Salt Lake Base and Meridian, and running thence North 85°40'46" West 240.01 feet; thence North 39°19'57" West 146.97 feet; thence North 57°06'09" East 229.42 feet; thence South 89°45'46" West 445.99 feet to the East Line of the Section 25; thence South 89°46'21" West 271.04 feet; thence North 34°45'45" West 283.05 feet to a non-tangent 362.50 foot radius curve to the right; thence coincident with the arc of said curve a distance of 17.56 feet (chord bears North 79°19'48" East 17.56 feet); thence South 55°17'54" East 128.39 feet; thence South 68°07'25" East 379.29 feet; thence South 85°40'46" East 240.01 feet to the Point of Beginning. Basis of Bearings is the North Line of the Northeast Quarter of Section 25, Township 2 South, Range 4 East, Salt Lake Base and Meridian which bears North 89°57'12" West. Parcel contains 1.42 Acres more or less.

PARCEL