

**MILITARY INSTALLATION DEVELOPMENT AUTHORITY**  
**Design Review Committee Meeting**  
**June 17, 2025**

**STAFF REPORT**

**Agenda Item:** #3  
**Prepared By:** Robert Donigan, MIDA Planner  
**Reviewed By:** Richard Catten, DRC Counsel

**Project:** LON Parcels Subdivision Plat

**Location:** The LON parcels are located along Jordanelle Parkway in the northeast corner of the Jordanelle Parkway and Old Keetley Road intersection, west of the Jordanelle Reservoir, east of Highway 40, and north of exit 8.

**Applicant:** Reef Capital Partners

**Representative:** Zach Benyon, Reef Capital Partners

**Recommendation:** Staff recommends the MIDA DRC approve the LON Parcels Subdivision Plat based on successful completion of the conditions of approval contained in this report.

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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 LON Parcels Subdivision Plat 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 LON Parcels Subdivision Plat proposes subdividing the existing LON Property and Parcel 1 into two new lots: Lot 1 (4.91 acres) for commercial development and Lot 2 (2.09 acres) for multi-family residential use.

**Analysis:**

The subdivision plat application for the LON Parcels Subdivision Plat 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.

Land Use/Easements:

- Lot 1 and Lot 2, in addition to having proposed commercial and residential uses on them, also have a variety of easements proposed through them. These include a public utility easement that follows the proposed circulation road in Lot 1, a public utility easement that follows the access road in Lot 2, and a gas easement at the very east end of Lot 2. MIDA and JSSD requested that these easements be shown on this plat.
- It is anticipated that this subdivision plat will be followed up with a condominium plat to establish the lots for the commercial buildings and for the proposed townhomes.

**RECOMMENDED ACTION:**

Staff recommends the MIDA DRC approve the LON Parcels Subdivision Plat based on successful completion of the following conditions:

- Plat and plat notes are reviewed and approved by MIDA legal counsel prior to recording.