

**MILITARY INSTALLATION DEVELOPMENT AUTHORITY
Design Review Committee Meeting
September 16, 2025**

STAFF REPORT

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

Project: Lot 19 Salt Storage Facility

Location: The proposed Salt Storage facility is located on Lot 19A of the MIDA Master Development Plat Amended 2022, west of U.S. Highway 40 near exit 8, off of the existing dirt access road south of the day skier parking.

Applicant: Deer Valley Resort Company

Representative: Mike Walker

Recommendation: Staff recommends the MIDA DRC approve the Lot 19 Salt Storage Facility site plan subject to site plan approval being issued upon the completion of the Conditions of Approval as presented in this staff report.

Background:

Per Chapter 2, Section 2.03 (Site Plan) of the Development Standards and Guidelines (MIDA Standards), MIDA requires Site Plan approval before construction on any property within the MIDA Control Area. The Applicant submitted Site Plan plans/documents for the Lot 19 Salt Storage Facility in August 2025. The Applicant is asking for site plan approval from the MIDA DRC.

Project Description:

Located southeast of the Deer Valley East Village Development and just west of Highway 40 along the dirt access road, the proposed Salt Storage Facility consists of grading in an entry and storage area for the salt needed for the Deer Valley East Village parking lots. A pre-fabricated metal structure on a concrete foundation will be placed on the site. The storage area is proposed to be a temporary facility.

Analysis:

The site plan application for the Lot 19 Salt Storage Facility site plan is being evaluated based on Chapter 2 – Review Procedure, Section 2.03 – Site Plan; and Chapter 4 – Standards and Guidelines of the MIDA Standards. A general discussion of key considerations pertaining is included below:

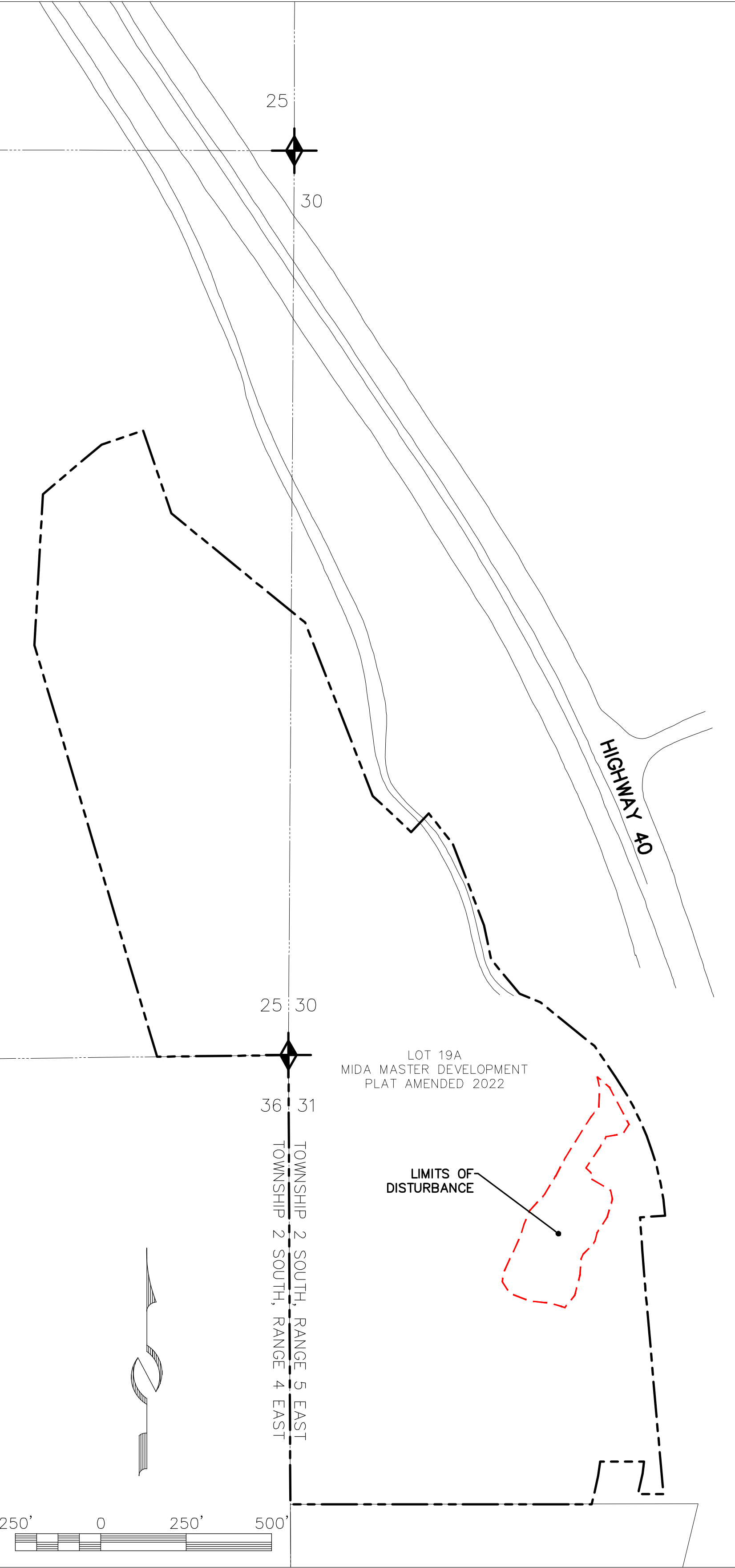
- This is a temporary facility that will be removed long term. MIDA's current Standards do not speak to temporary facilities and how long an approved site plan for a temporary facility is good for. Staff recommends that the DRC establishes a one year approval limit for this temporary facility with the option to renew the approval on an annual basis.

RECOMMENDED ACTION:

Staff recommends the MIDA DRC approve the Lot 19 Salt Storage Facility site plan subject to site plan approval being issued upon completion of the following conditions of approval:

1. The approved site plan is valid for one year from issuance of Occupancy Permit.

LOT 19 MAP



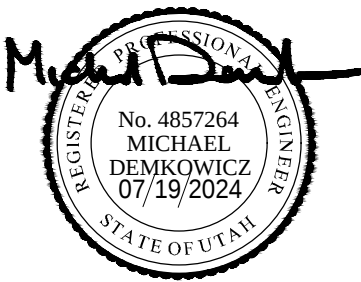
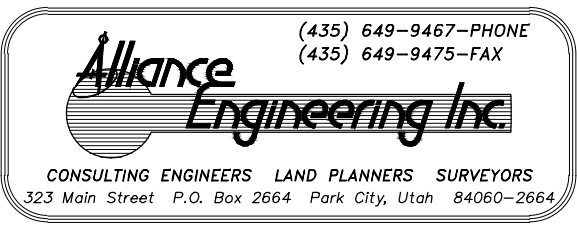
SITE PLAN
LOT 19A
MIDA MASTER DEVELOPMENT

MILITARY IMPROVEMENT DEVELOPMENT AUTHORITY JURISDICTION
JULY 17, 2024

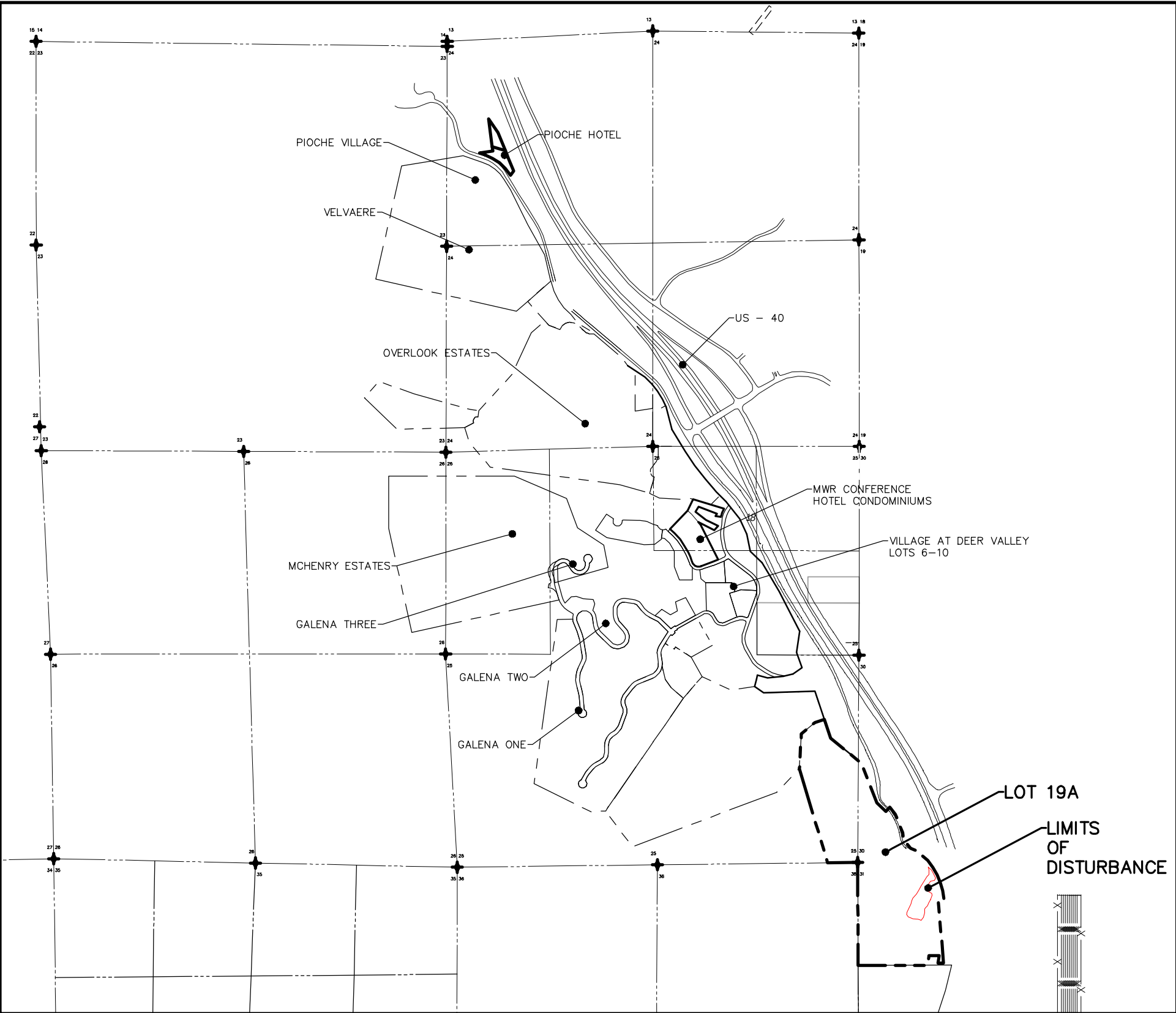
SHEET INDEX

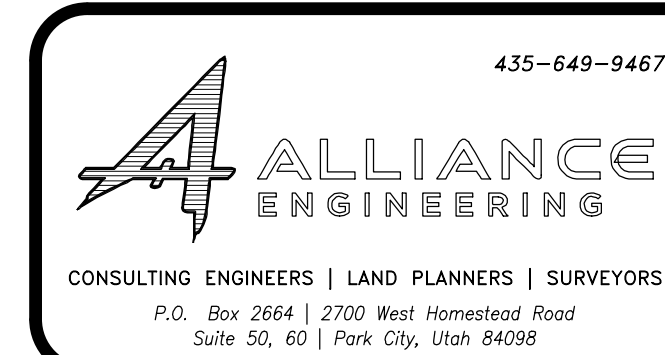
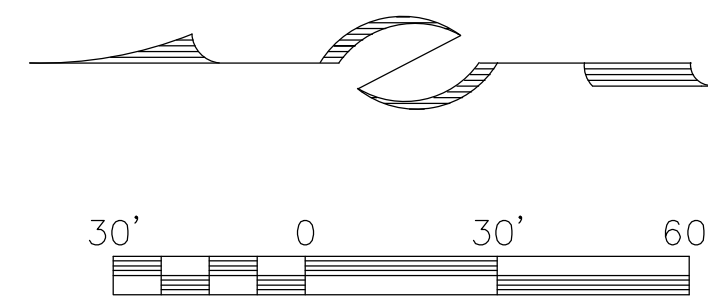
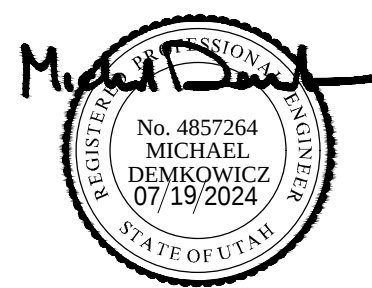
- 1. EXISTING CONDITIONS & TOPOGRAPHIC MAP
- 2. GRADING & CONSTRUCTION MITIGATION PLAN

CIVIL ENGINEER



VICINITY MAP





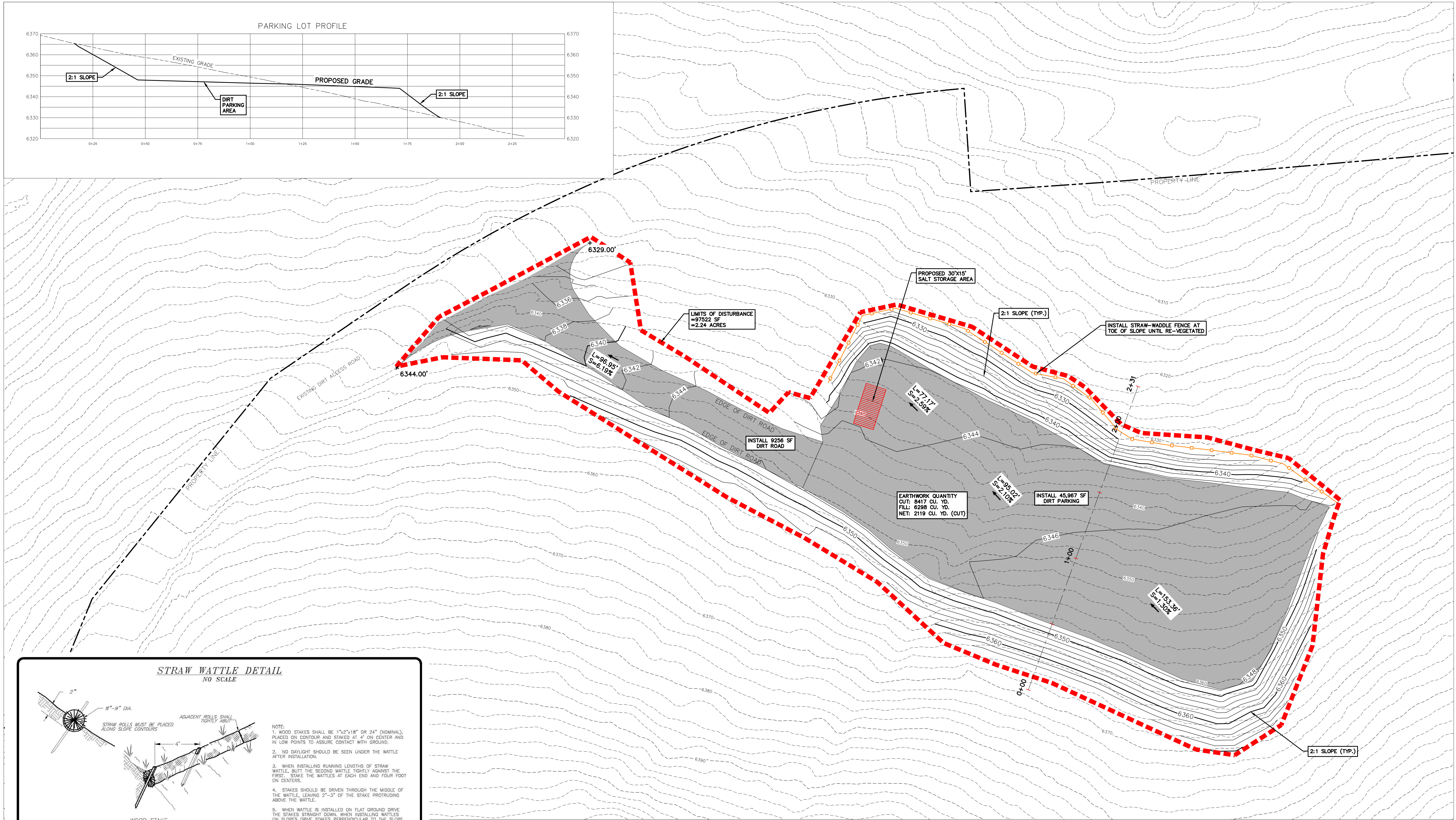
STAFF:
RICHARD STEPHENS
MEGAN BLOSSER
TYLER LEPORE

DATE: 7/19/24

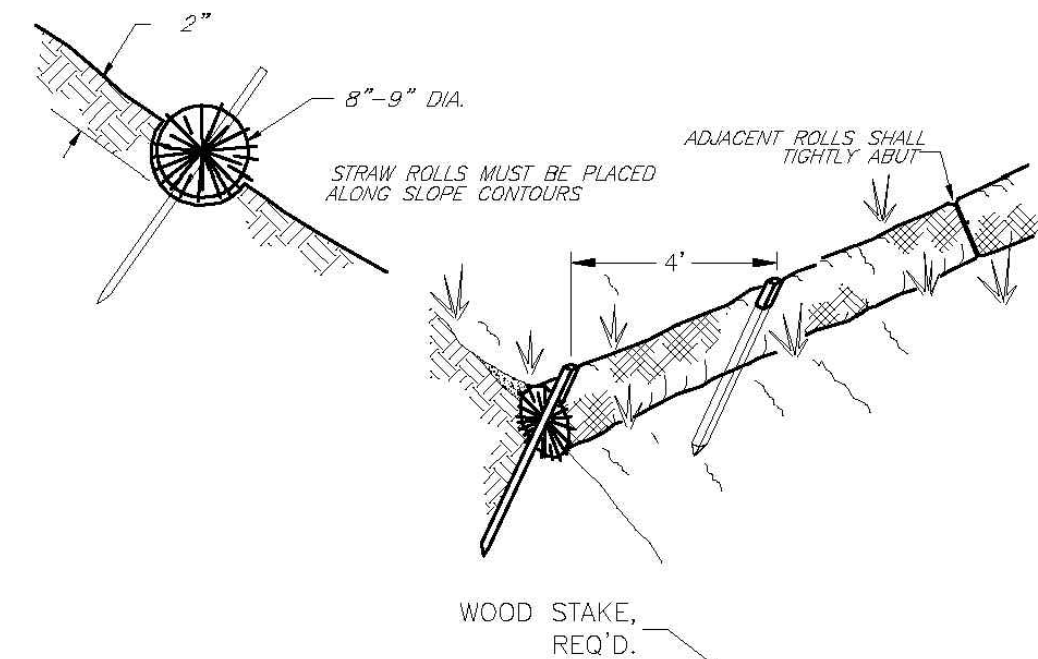
EXISTING CONDITIONS & TOPOGRAPHIC MAP
LOT 19A MIDA MASTER DEVELOPMENT

FOR: Mike Walker
JOB NO.: 5-6-24
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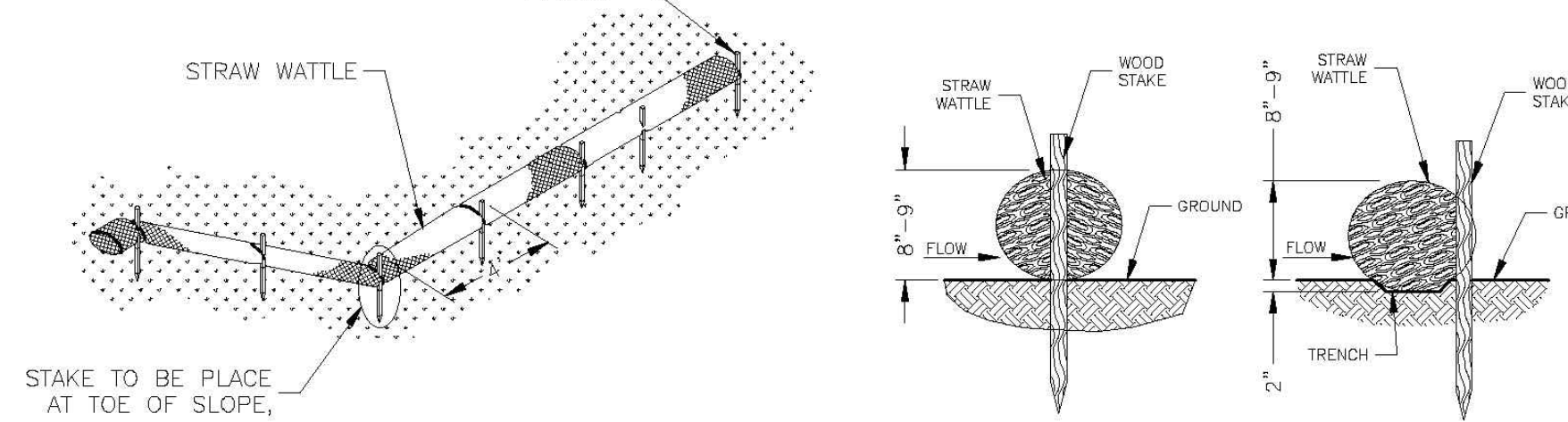
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STRAW WATTLE DETAIL
NO SCALE

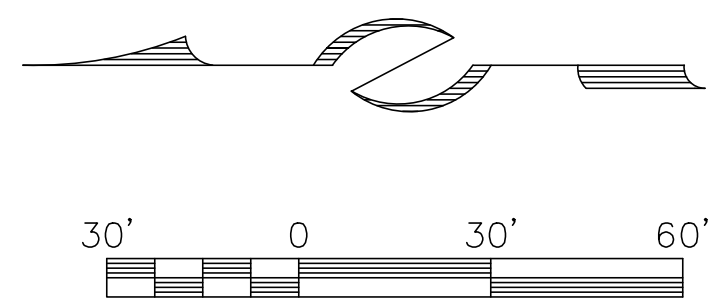


- NOTE:
1. WOOD STAKES SHALL BE 1"x2"x18" OR 24" (NOMINAL), PLACED ON CONTOUR AND STAKED AT 4' ON CENTER AND IN LOW POINTS TO ASSURE CONTACT WITH GROUND.
 2. NO DAYLIGHT SHOULD BE SEEN UNDER THE WATTLE AFTER INSTALLATION.
 3. WHEN INSTALLING RUNNING LENGTHS OF STRAW WATTLE, BUTT THE SECOND WATTLE TIGHTLY AGAINST THE FIRST. STAKE THE WATTLES AT EACH END AND FOUR FOOT ON CENTERS.
 4. STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE WATTLE, LEAVING 2"-3" OF THE STAKE PROTRUDING ABOVE THE WATTLE.
 5. WHEN WATTLE IS INSTALLED ON FLAT GROUND DRIVE THE STAKES STRAIGHT DOWN. WHEN INSTALLING WATTLES ON SLOPES DRIVE STAKES PERPENDICULAR TO THE SLOPE.



Know what's below. Call 811 before you dig.

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
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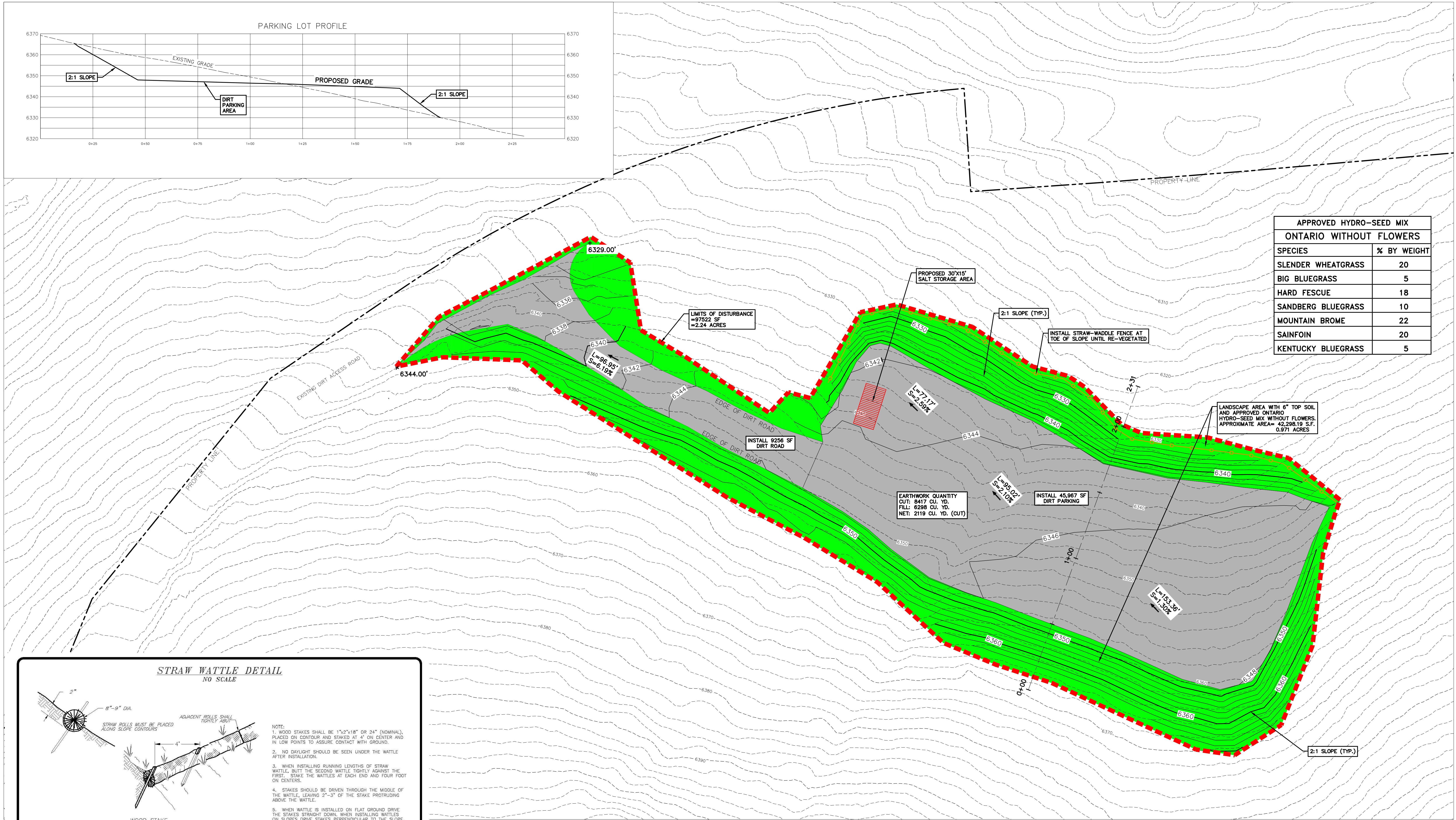


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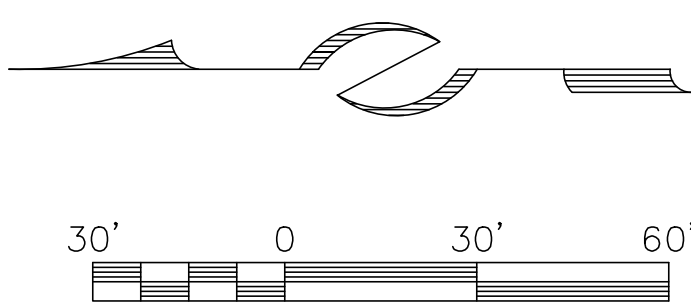
STAFF:
RICHARD STEPHENS
MEGAN BLOSSER
TYLER LEPORE
DATE: 08/14/25

GRADING & CONSTRUCTION MITIGATION PLAN
LOT 19A MIDA MASTER DEVELOPMENT
PARKING AREA
FOR: Mike Walker
JOB NO.: 5-6-24
FILE: X:\WasatchCounty\dwg\Mayflower 2024\Lot19A\050624-topo.dwg

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STAFF:
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MEGAN BLOSSER
TYLER LEPORE
DATE: 08/27/25

GRADING & CONSTRUCTION MITIGATION PLAN
LOT 19A MIDA MASTER DEVELOPMENT
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