

MILITARY INSTALLATION DEVELOPMENT AUTHORITY
Development Review Committee Meeting
February 10, 2026

STAFF REPORT

Agenda Item: #2
Prepared By: Robert Donigan, MIDA Planner
Reviewed By: Richard Catten, DRC Counsel

Project: Hail Peak – MIDA Mountain Plat Second Amended

Location: The subject areas of the Hail Peak – MIDA Mountain Plat Second Amended include Parcel HP-2 of the Hail Peak – MIDA Mountain Plat Amended and Parcel 6B1 of the MIDA Mountain Plat 7 and 8 of the Master Plat located west of U.S. Highway 40 and south of the Deer Valley East Village development, in the northwest section of Wasatch County.

Applicant: Extell Development

Representative: Evan Conley, Extell Development

Recommendation: Staff recommends the MIDA DRC approve the Hail Peak – MIDA Mountain Plat Second 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 Hail Peak – MIDA Mountain Plat Second Amended in January 2025. MIDA staff has since reviewed and provided comments to the Applicant. The Applicant is requesting approval from the DRC.

Project Description:

The Hail Peak – MIDA Mountain Plat Second Amended proposes subdividing existing parcel HP-2 to create a revised Parcel HP-2 (439.069 acres) and a new parcel WT-6 (0.265 acres); and subdividing parcel 6B1 to create two new parcels 6B1-A and 6B1-B. Parcel WT-6 is being created for Water Tank 6 improvements. Parcels 6B1-A and 6B1-B are being created for utility infrastructure purposes.

Analysis:

The subdivision plat application for the Hail Peak – MIDA Mountain Plat Second Amended 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:

- The Hail Peak – MIDA Mountain Plat Second Amended includes various recorded easements across the property that were not shown on the original Hail Peak – MIDA Mountain Plat Amended including ROW easements for Rocky Mountain Power; an access, construction, roadway and facilities easement; a water pipeline easement; and a spring/well protection zone easement.

RECOMMENDED ACTION:

Staff recommends the MIDA DRC approve the Hail Peak – MIDA Mountain Plat Second Amended.

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 authority of the owner I have made a survey of the tract of land shown on this plat and described hereon and have subdivided said tract into parcels, hereafter to be known as HAIL PEAK-MIDA MOUNTAIN PLAT SECOND AMENDED and that the same has been surveyed and will be monumented on the ground as shown on this plat.

LEGAL DESCRIPTION

The surface rights in and to that certain real property located in Wasatch County, Utah and more particularly described as follows:

Parcel 1: (00-0021-8629)

Parcel 6B1, MIDA MOUNTAIN PLAT, according to the official plat thereof recorded June 9, 2023, as Entry No. 533309 in Book 1444 at Page 142, of the official records in the office of the Wasatch County Recorder.

Parcel 2: (00-0022-1137)

Parcel HP-2, HAIL PEAK - MIDA MOUNTAIN PLAT AMENDED, according to the official plat thereof recorded January 3, 2025, as Entry No. 554528 in Book 1501 at Page 403, of the official records in the office of the Wasatch County Recorder.

OWNER'S CONSENT TO RECORD

KNOW ALL PEOPLE BY THESE PRESENTS that BLX LEASE 2 LLC, a Delaware limited liability company, is the owner of those certain tracts of land known as LOT HP-2 of the HAIL PEAK-MIDA MOUNTAIN PLAT AMENDED and PARCEL 6B1 of the MIDA MOUNTAIN PLAT and hereby causes the same to be amended as set forth to be hereafter known as HAIL PEAK-MIDA MOUNTAIN PLAT SECOND AMENDED.

In witness whereof, the undersigned set his hand this _____ day of _____, 2026.

BLX LEASE 2 LLC, a Delaware limited liability company
By: KURT KRIEG Its authorized signer.

ACKNOWLEDGEMENT

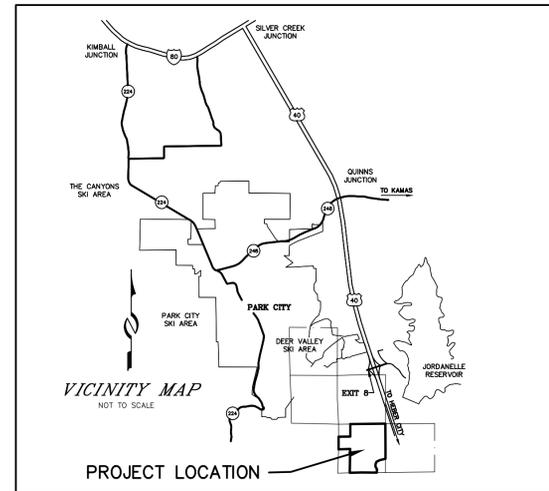
State of _____
County of _____

On this _____ day of _____, 2026, 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 the authorized signer for BLX LEASE 2 LLC, a Delaware limited liability company, and that said document was signed freely and voluntarily by him on behalf of said limited liability company.

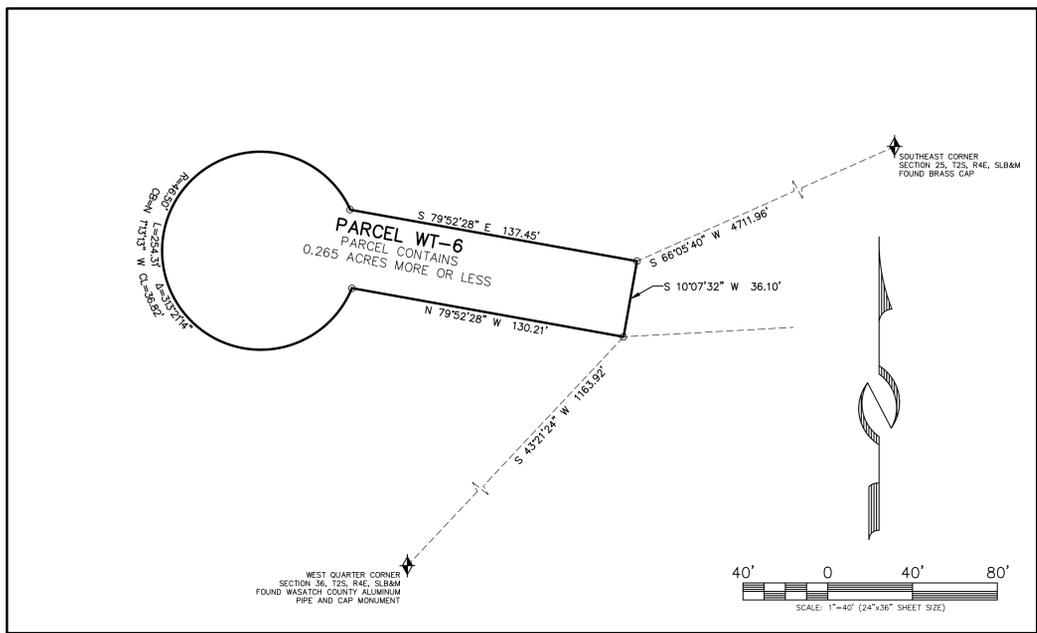
Notary Public
Printed Name _____
Residing in: _____
My commission expires: _____
Commission No. _____

NOTES:

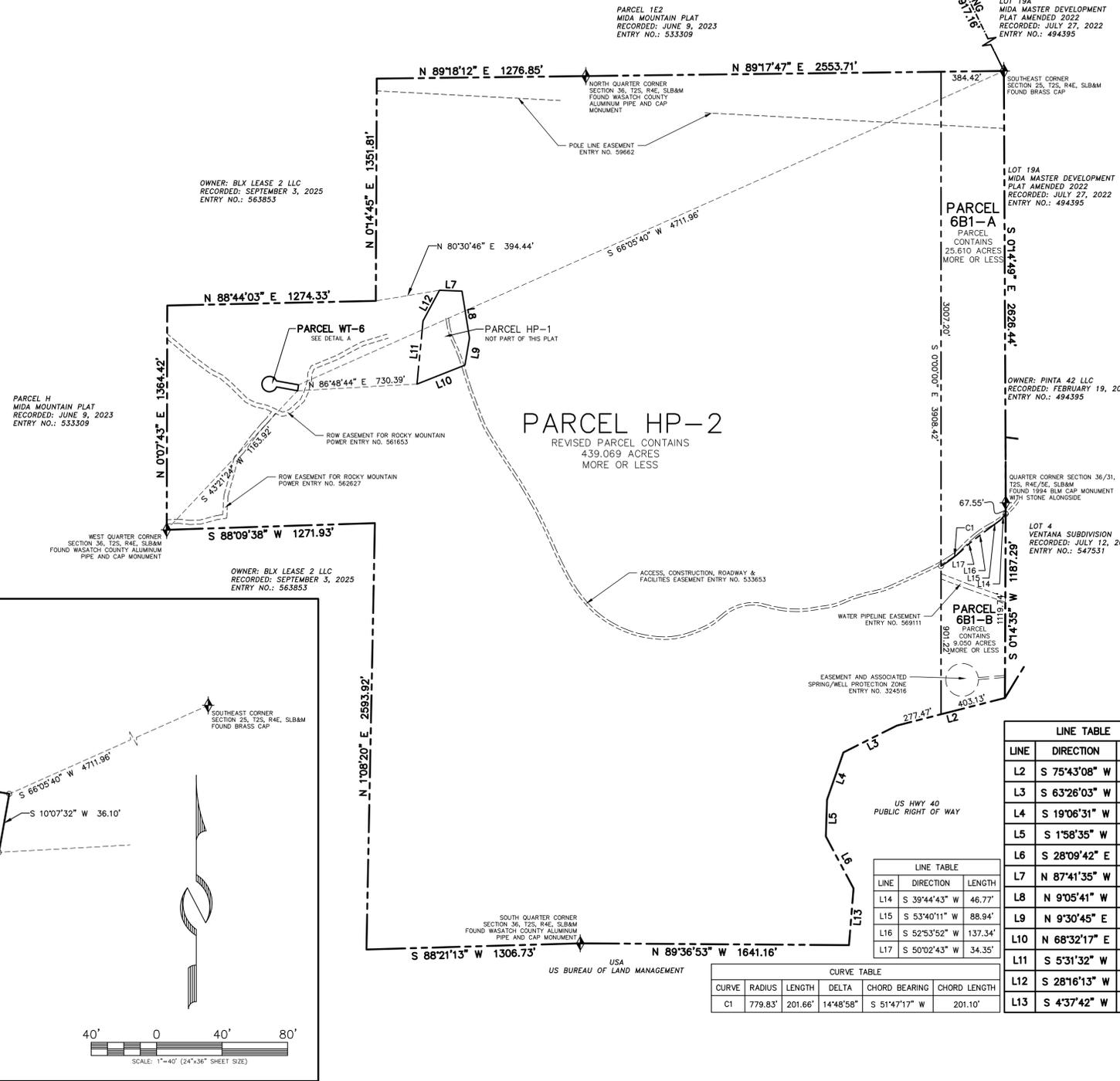
- FLOOD ZONE CLASSIFICATION: SITE IS IN ZONE X, AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA PANEL 49043C0125E EFFECTIVE MARCH 15, 2012.
- BASIS OF BEARINGS FOR THE HEREIN DESCRIBED PARCEL BEING SOUTH 26°11'47" EAST 5917.16 FEET FROM SAID NORTH QUARTER CORNER OF SECTION 25, TO THE SOUTHEAST CORNER OF SAID SECTION 25, SAID NORTH QUARTER CORNER ALSO BEING NORTH 88°23'23" EAST 2641.30 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 25, SEE RECORD OF SURVEY MAPS 2647 & 3058 ON FILE WITH THE WASATCH COUNTY SURVEYOR'S OFFICE FOR SAID SECTION 25 RETRACEMENT AND THE MAYFLOWER LDP COORDINATE SYSTEM PROJECTION PARAMETERS.
- PROPERTY CORNER MONUMENTS WILL BE SET AS CONDITIONS ALLOW AND/OR UPON COMPLETION OF IMPROVEMENTS CURRENTLY UNDERWAY ON THE SUBJECT PROPERTY.
- THE PURPOSE OF THIS PLAT IS TO CREATE PARCEL WT-6 WITHIN PARCEL HP-2 AND TO SUBDIVIDE PARCEL 6B1 INTO TWO(2) PARCELS AS INDICATED HEREON.



PROJECT LOCATION



DETAIL A



LINE TABLE		
LINE	DIRECTION	LENGTH
L2	S 75°43'08" W	680.61'
L3	S 63°26'03" W	365.84'
L4	S 19°06'31" W	304.17'
L5	S 1°58'35" W	223.60'
L6	S 28°09'42" E	359.25'
L7	N 87°41'35" W	137.31'
L8	N 9°05'41" W	289.22'
L9	N 9°30'45" E	166.62'
L10	N 68°32'17" E	315.01'
L11	S 5°31'32" W	385.23'
L12	S 28°16'13" W	212.61'
L13	S 4°37'42" W	345.64'

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING
C1	779.83'	201.66'	14°48'58"	S 51°47'17" W

HAIL PEAK-MIDA MOUNTAIN PLAT SECOND AMENDED

A SUBDIVISION AMENDING PARCEL HP-2 OF THE HAIL PEAK-MIDA MOUNTAIN PLAT AMENDED & PARCEL 6B1 OF THE MIDA MOUNTAIN PLAT LOCATED IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN MIDA JURISDICTION WASATCH COUNTY, UTAH

JORDANELLE SPECIAL SERVICE DISTRICT AND SPECIAL IMPROVEMENT DISTRICT
APPROVED THIS _____ DAY OF _____, 2026
GENERAL MANAGER

ENBRIDGE ENERGY
APPROVED THIS _____ DAY OF _____, 2026
BY: _____
TITLE: _____

PROFESSIONAL LAND SURVEYING AND CONSULTING
ALLTERRA UTAH, LLC
455-640-4200
463 SCENIC HEIGHTS ROAD, FRANCIS, UTAH 84036

WASATCH COUNTY FIRE DISTRICT
APPROVED THIS _____ DAY OF _____, 2026
FIRE CHIEF

ROCKY MOUNTAIN POWER
APPROVED THIS _____ DAY OF _____, 2026
BY ROCKY MOUNTAIN POWER, A DIVISION OF PACIFICORP
AUTHORIZED AGENT

MIDA MOUNTAIN VILLAGE PUBLIC INFRASTRUCTURE DISTRICT
APPROVED THIS _____ DAY OF _____, 2026
EXECUTIVE DIRECTOR

MILITARY INSTALLATION DEVELOPMENT AUTHORITY (MIDA)
CONSENTED TO ON THIS _____ DAY OF _____, 2026
PROJECT AREA DIRECTOR

MIDA ATTORNEY
APPROVED AS TO FORM THIS _____ DAY OF _____, 2026.
MIDA ATTORNEY

WASATCH COUNTY SURVEYOR
APPROVED AS TO FORM ON THIS _____ DAY OF _____, 2026.
RECORD OF SURVEY # _____
WASATCH COUNTY SURVEYOR

RECORDED
STATE OF UTAH, COUNTY OF WASATCH, AND FILED AT THE REQUEST OF _____
FEE _____ WASATCH COUNTY RECORDER BOOK _____ PAGE _____
TIME _____ DATE _____ ENTRY NO. _____