

Military Installation Development Authority Board Meeting **APPROVED** Minutes

December 1, 2020 @ 9:00 a.m.

Zoom Teleconference

To hear the Audio recording of this meeting please go to:

 **https://www.utah.gov/pmn/**

**Board Members Present: Jerry Stevenson, Stuart Adams, Mark Shepard, Gary Harter, Mike Ostermiller, Steve Farrell and Gage Froerer, Ben Hart\***

**Board Members Excused: None**

**\*Non-voting Board Member**

**Agenda Item (1) Welcome: Stuart Adams**

**Agenda Item (2) Stuart Adams reads: Pursuant to section 52-4-207(4) Utah Code, the Chair made this written determination that conducting this meeting with an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location. This written determination is based on the current COVID-19 pandemic and the recommendation of health officials to avoid public gatherings**.

**Agenda item (3) Approval of Minutes for October 6, 2020**

Gage Froerer: Motion to approve the minutes for October 6, 2020.

Mark Shepard: Second.

**Stuart Adams, Jerry Stevenson, Mark Shepherd, Gary Harter, Gage Froerer, Mike Ostermiller, Steve Farrell vote “aye” in favor of approving minutes from October 6, 2020. None are opposed. The motion passes.**

**Agenda item (4) Public Hearing regarding the Military Recreation Facility Project Area Plan – Part 5**

**Paul Morris explains the Project Area Plan Part 5 additions and amendments**

Public Comments: None.

Steve Farrell: Motion to close the public hearing.

Gary Harter: Second

**Stuart Adams, Jerry Stevenson, Mark Shepherd, Gary Harter, Gage Froerer, Mike Ostermiller, Steve Farrell vote “aye” in favor of closing the public hearing. None are opposed. The motion passes.**

**Agenda item (5) Consideration of Resolution 2020- 31 Approving the Military Recreation Facility Project Area Plan – Part 5**

Steve Farrell: Motion to approve Resolution 2020-31.

Gary Harter: Second.

**Stuart Adams, Jerry Stevenson, Mark Shepherd, Gary Harter, Mike Ostermiller, Gage Froerer, Steve Farrell vote “aye” in favor of Approving the Military Recreation Facility Project Area Plan – Part 5. None are opposed. The motion passes.**

**\*\*\*The recording starts at 9:14 a.m. due to an oversight.**

**Agenda item (6) Consideration of Resolution 2020-32 Approving the MIDA Master Development Plat Lot 12 First Supplemental – Pioche Village Subdivision Plat in the Military Recreation Facility Project Area**

**Paul Morris explains the details of the subdivision plat.**

Steve Farrell: Paul How far from the Deer crest Subdivision is this?

Kurt Krieg: About a quarter of a mile from the gate. It is right across from the gondola.

Steve Farrell; So access from the deer crest subdivision will go right past these apartment buildings?

Kurt Krieg; correct.

Mark Shepard: Motion to approve Resolution 2020-32.

Steve Farrell: Second.

**Stuart Adams, Jerry Stevenson, Mark Shepherd, Gary Harter, Mike Ostermiller, Gage Froerer, Steve Farrell vote “aye” in favor of Approving Resolution 2020-32 the MIDA Master Development Plat Lot 12 First Supplemental – Pioche Village Subdivision Plat in the Military Recreation Facility Project Area. None are opposed. The motion passes.**

**Agenda Item (7) Consideration of Resolution 2020-33 Approving the Pioche Village Apartments Site Plan in the Military Recreation Facility Project Area**

Stuart Adams: Now we have the actual site plan to approve.

Gary Harter: Motion to approve Resolution 2020-33.

Mark Shepard: Second.

Gary Harter: I’s like to applaud the DRC for being very detailed.

Paul Morris: Extell is going to set aside 30 or 40 units of these complexes for workforce housing for school teachers, first responders, Wasatch county employees- they are working through those details- but that workforce housing will be specifically for Wasatch county personnel. Extell wants to be a community partner.

**Stuart Adams, Jerry Stevenson, Mark Shepherd, Gary Harter, Mike Ostermiller, Gage Froerer, Steve Farrell vote “aye” in favor of Approving Resolution 2020-33 the Pioche Village Apartments Site Plan in the Military Recreation Facility Project Area**. **None are opposed. The motion passes.**

**Agenda Item (8) Consideration of Resolution 2020-34 Amending the Military Recreation Facility Project Area Standards and Guidelines regarding Subdivisions, Infrastructure Permits, and Updating and Clarifying Certain Provisions**

Paul Morris: These are language changes that also went to the DRC that are cleaning up our standards and guidelines. This may be the last significant change we make. Our development agreement with Extell locks in the standards and guidelines so they can rely on them with these changes. There are 3 categories- Subdivisons, Conceptual Subdivisions, and Infrastructure Permits

Stuart Adams: Those changes sound reasonable- I’m glad we are able to make and suggest these changes as we go through the process to make sure that it functional and efficient.

Mark Shepard: Motion to approve Resolution 2020-34.

Jerry Stevenson: Second.

**Stuart Adams, Jerry Stevenson, Mark Shepherd, Gary Harter, Mike Ostermiller, Gage Froerer, Steve Farrell vote “aye” in favor of Resolution 2020-34 Amending the Military Recreation Facility Project Area Standards and Guidelines regarding Subdivisions, Infrastructure Permits, and Updating and Clarifying Certain Provisions None are opposed. The motion passes.**

**Agenda Item (9) Consideration of Resolution 2020-35 Supporting Assisting the Roy Innovation Center to Increase its Surface Parking Area and Amending the Falcon Hill Standards and Guidelines to Clarify that the Development Review Committee Hears and Approves Conditional Use Permit Applications**

Paul Morris: There are challenges with sufficient parking at the RIC, and they are requesting to eliminate the garden boxes. SRDP would also like conditional use permits to be heard or approved and/or approved with conditions by the DRC with an appeal mechanism.

Stuart Adams: Will you keep us updated on what is approved?

Paul Morris: Yes.

Jerry Stevenson: I think this makes perfect sense- it is more efficient.

Ben Hart: The progress of these buildings is beautiful. I think the trade-off is more than worthwhile- Parking vs. Garden boxes.

Jerry Stevenson: Motion to approve Resolution 2020-35

Gage Froerer: Second.

**Stuart Adams, Jerry Stevenson, Steve Farrell, Mark Shepherd, Gary Harter, Mike Ostermiller, Gage Froerer vote “aye” in favor of Resolution 2020-35 Supporting Assisting the Roy Innovation Center to Increase its Surface Parking Area and Amending the Falcon Hill Standards and Guidelines to Clarify that the Development Review Committee Hears and Approves Conditional Use Permit Applications. None are opposed. The motion passes.**

**Agenda Item (10) Other Business Including Updates on Various MIDA Projects**

**Kurt Krieg presents updates on the screen and discusses the MRF project area.**

**Taylor Woodbury presents his updates of the Falcon Hill Project Area**

Stuart Adams: In just over a year in to have that much construction completed and underway is nothing short of a miracle.

**Stuart Adams needs to leave the meeting. He turns the position of board chair over to Jerry Stevenson.**

Taylor Woodbury: We are running out of space and parking. We need to add another 1,000 stalls. We want to move the Roy gate in the next year- we would add it to the EUL and use it for an additional 1,000 stalls. We are going to be talking bout this gate going forward.

Gary Harter: My sense is this is going the right direction- the momentum is good.

Taylor: The estimated cost is $30 million for the road construction improvements. We were making good progress on the 1200 series buildings. We have a good plan in place to take down the buildings.

Paul Morris: One of the goals is to figure out where to move the planes- so that it frees up space to build on the EUL. They would build a daycare and restaurants on the land the planes occupy. Move the gate, widen the frontage road, and move the planes. There is a compelling case to be made to help us get these priorities in place. We are looking for ways to monetize the PIK through a bonding mechanism.

Jerry Stevenson: We may be able to find the money to do this- but I can’t commit to it.

**Jerry Stevenson needs to leave the meeting and turns it over to Mark Shepard as Board Chair.**

**Paul Morris describes a possible rail-trail conversion that connects three gates at the base**.

Paul Morris: We need to act quickly and ensure the design doesn’t block the trail.

Gage: We’ve discussed the potential for it to be a light rail- are we taking the rail out? We shouldn’t be short sighted to take out the rail.

Gary Harter: How do we prioritize these efforts? How do we plan for the sequencing of these projects?

Paul: We’ve been working on a priority list with funding and timing. They are: The Roy gate moved, 5600 widening, a canopy to move the planes, then maybe the trail with transportation money.

**Mark Shepard opens the meeting to the public for comment.**

**Public Comment: None.**

**Agenda Item (11) Adjourn**

Gary Harter: Motion to adjourn.

Gage Froerer: Second.

**Steve Farrell, Mark Shepherd, Gary Harter, Mike Ostermiller, Gage Froerer vote “aye” in favor of adjourning the meeting. None are opposed. The motion passes**

**Meeting is adjourned at: 10:14 a.m.**

**Next meeting - January 5, 2020 at 9:00 am**

Meeting attendees: Ashley Burr, Paula Eldredge, Mike Wagstaff, Bret Whalen, Rob Donigan, Cory Shupe, Detlef Galke, David Williamsen, Richard Catten, Nicole Cottle, Kurt Krieg, Taylor Woodbury, Tyler Aldous, Colby Anderson, Roger Henricksen, Michael Kosakowski, Jack Walkenhorst, Thomas Leavens, Brooke Hontz, Michael Gladson, Glen Clement, Chris Holman, Brett Christensen, Jan McCosh, Jacob Ballsteadt, Bill Coleman, Julie Fisher, Douglas DeVore, Val Oveson, Joshua Horner, Abraham Van der Spek, Derek Brenchley, Hannah Wilson, Dallin Koecher, Henrich Deters, Bruce Barrett, Tracy Taylor, SkyRidge Development, Brent Hall

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At least 24 hours before the meeting, this agenda was posted in conspicuous view on the Utah State Webpage.