

MILITARY INSTALLATION DEVELOPMENT AUTHORITY

RESOLUTION 2022-06

A RESOLUTION OF THE MILITARY DEVELOPMENT AUTHORITY (“MIDA”) APPROVING THE FIRST AMENDMENT TO THE MAYFLOWER VILLAGE ROADS PLAT PHASE I IN THE MILITARY RECREATION FACILITY PROJECT AREA

WHEREAS, pursuant to Resolution 2020-05, the MIDA Board approved the Mayflower Village Roads Plat Phase I in the Military Recreation Facility Project Area; and

WHEREAS, pursuant to Section 2.02(I) of the Development Standards and Guidelines for the Military Recreation Facility Project Area, the Military Recreation Facility Development Review Committee met on April 26, 2022, and recommended approval of the First Amendment to the Mayflower Village Roads Plat Phase I (“Roadway Plat Amendment”) in the Military Recreation Facility Project Area, as provided in the updated April 26, 2022 Staff Report (“Staff Report”); and

WHEREAS, the Staff Report notes that the Roadway Plat Amendment should be recorded prior to the Galena Three Subdivision Plat which was heard and approved at the same meeting;

NOW, THEREFORE, BE IT RESOLVED BY THE MIDA BOARD that the First Amendment to the Mayflower Village Roads Plat Phase I in the Military Recreation Facility Project Area, is hereby approved in substantially the form attached, and the MIDA staff is authorized to sign the Roadway Plat Amendment with such technical amendments as may be needed to record it.

PASSED AND ADOPTED by the MIDA Board this 24th day of May 2022.

Military Installation Development Authority



J. Stuart Adams
Chair

Attest:



MIDA Staff

MILITARY INSTALLATION DEVELOPMENT AUTHORITY
Design Review Committee Meeting
April 26, 2022

STAFF REPORT

Agenda Item: #4
Prepared By: Robert Donigan, MIDA Planner
Reviewed By: Richard Catten, MIDA Counsel

Project: Amended Mayflower Village Roads Phase 1 Plat

Location: The Mayflower Village Roads Phase 1 Plat is located within the approved Mayflower Master Development Plan (MDP), west of U.S. Highway 40 at exit 8 in the northwest section of Wasatch County.

Applicant: Ex Utah Development LLC

Representative: Kurt Krieg, Ex Utah Development LLC

Recommendation: Staff recommends the MIDA DRC recommend to the MIDA Board approval of the amended Mayflower Village Roads Phase 1 Plat.

Background:

Per Chapter 2, Sections 2.02(A) and 2.02(F) of the Development Standards and Guidelines, MIDA requires Subdivision Plat approval before any Construction on any property within the MIDA Control Area. To accommodate proposed development in what will be known as the Galena Three Subdivision, the Applicant (Extell) proposes amending the Mayflower Village Roads Phase 1 Plat to realign what was formerly known as Galena Court and create two new roads alignments known as Blue Ledge Drive and Piste Court.

Project Description:

The existing Mayflower Village Roads Phase 1 Plat shows a singular, long cul-de-sac connection (Galena Court) from the Galena Two Subdivision into the Galena Three Subdivision. The amended road alignments (Blue Ledge Drive and Piste Court) still provide access to the cul-de-sac in the Galena Three Subdivision, but Blue Ledge Drive will continue to the northwest to access future residential lots and eventually loop back around to connect to the frontage road.

The proposed emergency access easements from the end of what was known as Galena Court still exist at the end of what will be known as Piste Court.

Analysis:

- The plat submittal includes everything that is required in the Development Standards and Guidelines.
- The infrastructure plans for these revised road alignments has already been completed.
- It is recognized that recordation of this amended plat must occur prior to recording the Galena Three Subdivision Plat but following an administrative change to the MIDA Master Development Plat.

RECOMMENDED ACTION:

Staff recommends that the MIDA DRC recommend to the MIDA Board approval of the amended Mayflower Village Roads Phase 1 Plat. ~~based on the following conditions of approval:~~

- ~~1. The administrative change to the MIDA Master Development Plat occur prior to the recordation of the amended Mayflower Village Roads Phase 1 Plat.~~

TO PLANS WHICH HAVE BEEN APPROVED BY THE WASATCH COUNTY FIRE DISTRICT.

9. THE ROADS WILL BE CONSTRUCTED CONSISTENT WITH THE MAYFLOWER VILLAGE TRANSPORTATION PLANNING/ENGINEERING CONSENSUS MEMORANDUM FROM LSC TRANSPORTATION CONSULTANTS, INC TO KENT FAWCETT, DATED APRIL 18, 2020. THE RIGHT OF WAY NECESSARY FOR THE ROUNDABOUT AT THE INTERSECTION OF SKI BEACH WAY AND MAYFLOWER VILLAGE DRIVE SHALL BE ENGINEERED, DEDICATED AND INSTALLED PURSUANT TO A TRAFFIC STUDY APPLYING GENERALLY ACCEPTED TRAFFIC STANDARDS FOR MOUNTAIN DEVELOPMENTS AND EVALUATING BOTH COMPLETED PROJECTS AND PROPOSED PROJECTS WITH RESPECT TO WHICH MIDA HAS RECEIVED FINAL SUBDIVISION OR SITE PLAN APPLICATIONS THAT ARE DIRECTLY SERVED BY SKI BEACH WAY AND MAYFLOWER VILLAGE DRIVE.

10. GALENA RIDGE WAY AND GALENA COURT WILL BE CONSTRUCTED CONSISTENT WITH THE MAYFLOWER PHASE 1 MOUNTAIN ROADS DESIGN REVIEW MEMORANDUM FROM KIMLEY-HORN ASSOCIATES, INC TO KENT FAWCETT, DATED APRIL 8, 2020 (REVISED APRIL 22, 2020).

11. The traffic bridge abutment easement shown heron is dedicated to the MIDA Mountain Village Public Infrastructure District ("MIDA PID") Phase 1.

LEGEND

● Street Monument (To be set)

◆ Found Section monument
(As-Noted and/or as per
Records of Survey 1803,
2654, 3134 and 3058)

● Rebar and Cap
"ALLTERRA UTAH"
(To be set)

20' WIDE STORM
DRAIN EASEMENT
ENTRY NO. 478559

PROFESSIONAL LAND SURVEYING
AND CONSULTING

ALLTERRA
UTAH, LLC

435-640-4200
463 SCENIC HEIGHTS ROAD, FRANCIS, UTAH 84036

MIDA ATTORNEY

APPROVED AS TO FORM THIS ____ DAY OF
_____, 2022.

MIDA ATTORNEY

WASATCH COUNTY SURVEYOR

APPROVED AS TO FORM ON THIS ____ DAY
OF _____, 2022.

RECORD OF SURVEY #_____

WASATCH COUNTY SURVEYOR

MILITARY INSTALLATION DEVELOPMENT
AUTHORITY (MIDA)

APPROVED AND ACCEPTED ON THIS ____
DAY OF _____, 2022

MRF PROJECT AREA MANAGER

MIDA MOUNTAIN V
INFRASTRUCTU

APPROVED THIS

EXECUTIVE

LOT 16 REMAINDER PARCEL 1

A parcel of land located in the northwest quarter of Section 25, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said parcel

Beginning at a point that is South 63°48'13" West 1869.51 feet and North 26°11'47" West 4976.38 feet from the southeast corner of Section Salt Lake Base and Meridian (Basis of Bearing for the herein described parcel being South 26°11'47" East 5917.16 feet from the North Q Corner of Section 25, the North Quarter Corner also being North 89°57'12" West 2633.77 feet from the Northeast Corner of said Section & 3759 on file with the Wasatch County Surveyor's office for said Section 25 retracement and the Mayflower LDP coordinate system previously recorded for said Section 25 on the Mayflower Village Roads Phase 1 Plat recorded May 28, 2020 as Entry No. 4 Recorder's Office and also being on the easterly right of way line of Piste Court as shown on the First Amendment to Mayflower Village said right of way line of Piste Court the following two (2) courses: 1) North 22°41'48" West 45.51 feet to a point on a curve to the right hand radius point bears North 67°18'12" East; thence 2) along the arc of said curve 81.94 feet through a central angle of 62°35'38" to a point on Galena court, said point also being on a non tangent curve to the left having a radius of 125.00 feet, of which the radius point bears South right of way line of Galena Court the following two (2) courses: 1) along the arc of said curve 17.14 feet through a central angle of 07°51' feet to the point of beginning.

LOT 16 REMAINDER PARCEL 1 DESCRIPTION CONTAINS 1433 SQ. FT.

LOT 16 REMAINDER PARCEL 2

A parcel of land located in the northwest quarter of Section 25, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said parcel

Beginning at a point that is South 63°48'13" West 1906.68 feet and North 26°11'47" West 4873.77 feet from the southeast corner of Section Salt Lake Base and Meridian (Basis of Bearing for the herein described parcel being South 26°11'47" East 5917.16 feet from the North Q Corner of Section 25, the North Quarter Corner also being North 89°57'12" West 2633.77 feet from the Northeast Corner of said Section & 3759 on file with the Wasatch County Surveyor's office for said Section 25 retracement and the Mayflower LDP coordinate system pro westerly right of way of Galena Court as shown on the Mayflower Village Roads Phase 1 Roads Plat recorded May 28, 2020 as Entry No Recorder's Office and also being on the easterly right of way line of Blue Ledge Drive as shown on the First Amendment to Mayflower V being on a curve to the left having a radius of 175.00 feet, of which the radius point bears South 30°03'28" West; thence coincident with t and Piste Court as shown on the First Amendment to Mayflower Village Roads Phase 1 Plat (including the curb return of both said right c 1) along the arc of said curve 2.67 feet through a central angle of 00°52'28" to a point on a reverse curve to the right having a radius of 12 North 29°10'59" East; thence 2) along the arc of said curve 16.76 feet through a central angle of 80°01'18" to a point on a reverse curve to which the radius point bears North 70°47'43" West; thence 3) along the arc of said curve 9.67 feet through a central angle of 04°26'02" to Galena Court, said point also being a non tangent curve to the left having a radius of 375.00 feet, of which the radius point bears North 86 right of way of Galena Court and along the arc of said curve 25.49 feet through a central angle of 03°53'40" to the point of beginning.

LOT 16 REMAINDER PARCEL 2 DESCRIPTION CONTAINS 97 SQ. FT.