

# MILITARY INSTALLATION DEVELOPMENT AUTHORITY

## RESOLUTION 2022-07

### A RESOLUTION OF THE MILITARY DEVELOPMENT AUTHORITY ("MIDA") APPROVING THE GALENA THREE SUBDIVISION PLAT IN THE MILITARY RECREATION FACILITY PROJECT AREA

**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 Galena Three Subdivision Plat, subject to the 3 conditions listed in the updated April 26, 2022 Staff Report ("Staff");

**NOW, THEREFORE, BE IT RESOLVED BY THE MIDA BOARD** that the Galena Three Subdivision Plat in the Military Recreation Facility Project Area, is hereby approved in substantially the form attached, and the MIDA staff is authorized to sign the plat, after the Staff Report conditions are met, and with such technical amendments as may be needed to record it.

**PASSED AND ADOPTED** by the MIDA Board this 24<sup>th</sup> day of May 2022.

Military Installation Development Authority



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J. Stuart Adams  
Chair

Attest:



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MIDA Staff

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

**STAFF REPORT**

**Agenda Item:** #5  
**Prepared By:** Robert Donigan, MIDA Planner  
**Reviewed By:** Richard Catten, MIDA Counsel

**Project:** Galena Three Subdivision Plat

**Location:** The Galena Three Subdivision Plat is located within the approved Mayflower Master Development Plan (MDP), west of U.S. Highway 40 at exit 8, located just west of the existing Mayflower Village development, in the northwest section of Wasatch County, directly north and adjacent to the Galena Two Subdivision.

**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 Galena Three Subdivision Plat per the Conditions of Approval as presented in this staff report.

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**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 meet this requirement for the construction of the Galena Three Subdivision, the Applicant (Extell) has submitted the Galena Three Subdivision Plat submittal to MIDA on March 30, 2022 for review and approval.

**Project Description:**

The Galena Three Subdivision Plat proposes subdividing a portion of Lot 16 of the Mayflower Master Development Plat. The subdivision proposes 9 total lots: 8 single family residential (Lots 61-68) and one commercial lot (Parcel F) intended for a clubhouse. These lots are just north of the Galena Two Subdivision accessed from Blue Ledge Drive and Piste Court (formerly named Galena Court on the Phase 1 Roads Plat). 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 Applicant is proposing to amend the Mayflower Village Roads Phase 1 Plat to correct this new road alignment.

Galena Three is defined by ski uses including a ski lift easement that runs through Lot 61, ski runs to the north and south, and both public and private recreational/trail easements (Lots 63-66 and Lot 68).

As shown on the Mayflower Village Roads Phase 1 Plat, there is an emergency access easement that runs between Lots 65 and 66.

**Analysis:**

- With minor exception, the plat submittal includes everything that is required in the Development Standards and Guidelines with minor exceptions.
- The proposed lots and density are well within the approved ERUs from the approved MDP.
- There is a slight discrepancy between lots proposed as part of this Subdivision Plat and those shown on the approved infrastructure plans.
- Outstanding items that still need to be resolved or considered include:
  - Individual addresses for the lots have not been finalized. It is recognized that these will be assigned just before the recording of the Plat.
  - Infrastructure plans should be updated to reflect the current lot layout per this Subdivision Plat.

**RECOMMENDED ACTION:**

Staff recommends that the MIDA DRC recommend to the MIDA Board approval of the Galena Three Subdivision Plat based on the following conditions of approval:

1. Per requirements of the Development Standards and Guidelines provide:
  - a. Addresses.
- ~~2. The administrative change to the MIDA Master Development Plat occur prior to the recordation of the amended Mayflower Village Roads Phase 1 Plat.~~
2. The Applicant shall record the amended Mayflower Village Roads Phase 1 Plat prior to recordation of the Galena Three Subdivision Plat.
3. The PID will review snow storage at the end of the Piste Court cul-de-sac.

