

MILITARY INSTALLATION DEVELOPMENT AUTHORITY

RESOLUTION 2022-11

**A RESOLUTION OF THE MILITARY DEVELOPMENT
AUTHORITY (“MIDA”) APPROVING THE VELVAERE
SUBDIVISION PLAT IN THE MILITARY RECREATION
FACILITY PROJECT AREA**

WHEREAS, pursuant to Resolution 21-11 the MIDA Board approved the Pioche Estates Subdivision and pursuant to Resolution 21-20 the MIDA Board approved the Residences at Pioche Subdivision Plat; and

WHEREAS, neither subdivision was recorded; and

WHEREAS, application was made to make minor adjustments and combine the plats into the Velvaere Subdivision Plat; 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 June 14, 2022, and recommended approval of the Velvaere Subdivision Plat, subject to the condition listed in the June 14, 2022 Staff Report (“Staff Report”);

NOW, THEREFORE, BE IT RESOLVED BY THE MIDA BOARD that the Velvaere 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 condition is met, and with such technical amendments as may be needed to record it.

PASSED AND ADOPTED by the MIDA Board this 21st day of June 2022.

Military Installation Development Authority



J. Stuart Adams
Chair

Attest:



MIDA Staff

**MILITARY INSTALLATION DEVELOPMENT AUTHORITY
Design Review Committee Meeting
June 14, 2022**

STAFF REPORT

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

Project: Velvaere Subdivision Plat

Location: The Velvaere Subdivision Plat is located within the approved North Mayflower Master Development Plan (MDP), west of U.S. Highway 40 at exit 8, located just north of the existing Mayflower Village development and just south of the existing Deer Crest development, 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 Velvaere Subdivision Plat per the Conditions of Approval as presented in this staff report.

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 Velvaere Subdivision, the Applicant (Extell) submitted the Velvaere Subdivision Plat submittal to MIDA on June 3, 2022 for review and approval. The Velvaere Subdivision was originally submitted and reviewed by staff and the DRC as the Pioche Estates Subdivision (July 20th, 2021) and subsequently submitted separately as the Pioche Estates Site Plan and the Residences at Pioche Subdivision (October 28, 2021). In each case the DRC recommended Board approval, but the plat(s) were never recorded.

Project Description:

The Velvaere Subdivision Plat proposes subdividing Lot 12 of the MIDA Master Development Plat within the boundaries of the North Mayflower Master Development Plan. The subdivision proposes 118 total lots: 35 residential estate lots (Lots E01-E35), 68 townhome lots (R-01-R-68), 12 cabin lots (C-01-C-12), and 3 commercial lots (CO-

01-CO-03) for the clubhouse, the wellness center, and a HOA parcel. The main changes to the subdivision plat from that previously reviewed by the DRC include:

- Road alignment change accessing the proposed wellness center.
- Reduction of cabin lots from 13 to 12 with the creation of the HOA parcel (CO-03).
- Clubhouse parcel increased in size by removing one townhome lot. This allows for two roads accesses and thereby the removal of a previous emergency vehicle access easement.
- Reduction of estate lots from 36 to 35. The lost estate lot became 3 townhome lots. Total townhomes increased from 66 to 68.
- Lot numbering has changed.
- Numerous utility easement adjustments and additions per JSSD.
- Street names added.
- Minor adjustments to trail/recreational access easements.
- Minor adjustments and additions to emergency vehicle access easements.

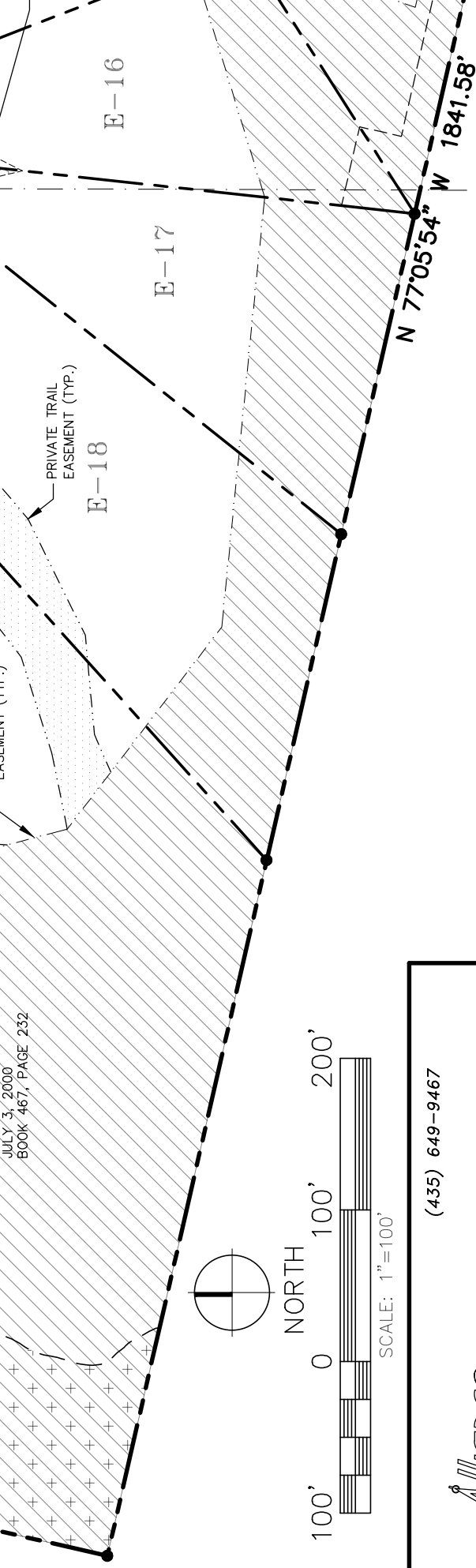
Analysis:

- Generally, 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.
- All proposed development on the commercial lots and townhome lots will be reviewed and approved through MIDA's site plan review/approval process.
- Some lots have shared access easements or driveway easements to deal with the challenges of mountainside development while still providing access to all lots.
- Outstanding items that still need to be resolved or addressed include:
 - Individual addresses for the lots have not been provided. It is understood these will be assigned just before the recording of the Plat.

RECOMMENDED ACTION:

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

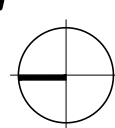
1. Per requirements of the Development Standards and Guidelines provide:
 - a. Addresses



SFC. 23
SFC. 24

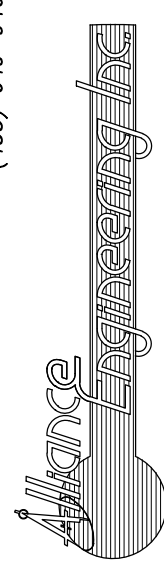
MIDA
LOTS 1 &

JULY 3, 2000
BOOK 467, PAGE 232



100' 0 100' 200'
NORTH
SCALE: 1"=100'

(435) 649-9467



CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

<p><u>WASATCH COUNTY SURVEYOR</u> APPROVED AS TO FORM ON THIS _____ DAY OF _____, 2022. RECORD OF SURVEY # _____ _____ WASATCH COUNTY SURVEYOR</p>	<p><u>MIDA MOUNTAIN VILLAGE PUBLIC INFRASTRUCTURE DISTRICT</u> APPROVED THIS _____ DAY OF _____, 2022 _____ EXECUTIVE DIRECTOR</p>
<p><u>MIDA ATTORNEY</u> APPROVED AS TO FORM THIS _____ DAY OF _____, 2022. _____ MIDA ATTORNEY</p>	<p><u>WASTACH COUNTY FIRE DISTRICT</u> APPROVED THIS _____ DAY OF _____, 2022 _____ FIRE CHIEF</p>
<p><u>JORDANELLE SPECIAL SERVICE SPECIAL IMPROVEMENT</u> APPROVED THIS _____ _____ GENERAL MANAGER</p>	