

Military Installation Development Authority
Development Review Committee for the Military Recreational Facility in Wasatch County
DRAFT Minutes
Tuesday, May 20, 2025 @ 2:00 PM
Zoom Teleconference

Listen to the audio recording here: <https://www.utah.gov/pm/sitemap/notice/996939.html>

Board Members Present: Nicole Cottle, Ray Whitchurch, Dallin Koecher, Max Covey, Doug Smith, Eric Hales*, Dustin Grabau*

Board Members Excused:

***Arrived after first vote**

The complete official audio recording can be found at the link above. A summary of the discussions is presented as follows:

Agenda item (1) Welcome (0:00 – 1:14)

Agenda item (2) Approval of April 15, 2025, Minutes (1:15 – 2:06)

Doug Smith: Motion to Approve the April 15, 2025, meeting minutes.

Ray Whitchurch: Second.

Nicole Cottle, Ray Whitchurch, Dallin Koecher, Max Covey, Doug Smith vote “aye” in favor of approving the March 18, 2025, minutes. None are opposed. The motion passes.

Agenda Item (3) Consideration of Velvaere Gatehouse Site Plan. (2:07 – 18:27)

Presentation by Rob Donigan (2:25 – 8:10)

Comments from Committee members for Staff regarding emergency access (8:13 - 8:47)

Comments From Applicant, Krystofer Gardner, Magelby Construction (9:31 – 15:29)

Comments from Committee Members and discussion (15:30 – 17:09)

Max Covey: Motion to Approve Velvaere Gatehouse Site Plan with conditions presented by Staff.

Eric Hales: Second.

Nicole Cottle, Ray Whitchurch, Dallin Koecher, Max Covey, Doug Smith, Dustin Grabau and Eric Hales vote “aye” in favor of Velvaere Gatehouse Site Plan. None are opposed. The motion passes.

Agenda Item (4) Consideration of MIDA Master Plat Amended 2025. (18:28 - 29:18)

Presentation by Rob Donigan (18:51 - 23:05)

Comments from Committee members for Staff (23:06 - 24:41)

Comments From Applicant, Evan Conley, Extell (25:05 - 28:18)

Dustin Grabau: Motion to Approve MIDA Master Plat Amended 2025 as presented by Staff.

Ray Whitchurch: Second.

Nicole Cottle, Ray Whitchurch, Dallin Koecher, Max Covey, Doug Smith, Dustin Grabau and Eric Hales vote “aye” in favor of MIDA Master Plat Amended 2025. None are opposed. The motion passes.

Agenda Item (5) Consideration of Marina West Parcels Subdivision Plats. (29:19 - 47:12)

Presentation by Rob Donigan (29:35 - 33:02)

Comments from Committee members for Staff (33:04 – 34:41)

Comments From Applicant, Evan Conley, Extell (35:01 - 37:44)

Comments from Committee Members and discussion (37:50 - 46:11)

Ray Whitchurch: Motion to Approve Marina West Parcels Subdivision Plats, as presented by Staff with addition for clarifying language regarding access through the property.

Doug Smith: Second.

Nicole Cottle, Ray Whitchurch, Dallin Koecher, Max Covey, Doug Smith, Dustin Grabau and Eric Hales vote “aye” in favor of Marina West Parcels Subdivision Plats. None are opposed. The motion passes.

Agenda Item (6) Consideration of recommending an amendment to the MIDA MRF Standards and Guidelines relating to water feasibility and will serve letter requirements (47:15 - 50:42)

Presentation by Richard Catten (47:36 - 49:21)

Max Covey: Motion to Recommend for Approval amendment to the MIDA MRF Standards and Guidelines relating to water feasibility and will serve letter requirements

Doug Smith: Second.

Nicole Cottle, Ray Whitchurch, Dallin Koecher, Max Covey, Doug Smith, Dustin Grabau and Eric Hales vote “aye” in favor of Recommending for Approval the amendment to the MIDA MRF Standards and Guidelines relating to water feasibility, and will serve the letter requirements. None are opposed. The motion passes.

Agenda Item (7) Adjourn. The next meeting is scheduled on Tuesday, June 17, 2025, at 2:00 pm.

Doug Smith: Motion to adjourn.

Chair Nicole Cottle rules the meeting is Adjourned.

Meeting is adjourned at: 2:51pm

Meeting attendees:

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|---------------------------------------------|--------------------------|
| 1. Nicole Cottle (Committee Chair) | 18. Krystofer Gardner |
| 2. Max Covey (Committee Member) | 19. Glen Clement |
| 3. Dallin Koecher (Committee Member) | 20. Brent Hall |
| 4. Ray Whitchurch (Committee Member) | 21. Evan Conley |
| 5. Doug Smith (Committee Member) | 22. Grace Doerfler |
| 6. Dustin Grabau (Committee Member) | 23. Jack Walkenhorst |
| 7. Eric Hales (Committee Member) | 24. Johnny Shirley |
| 8. Sara Turner | 25. Joshua Horner |
| 9. Ashley Burr | 26. Michelle Jensen |
| 10. Rob Donigan | 27. Mike Lightman |
| 11. Richard Catten | 28. Richard Breitenbeker |
| 12. Derek Brenchley | 29. Sam Kingore |
| 13. Heather Kruse | 30. Selina Hadfield |
| 14. Hilary Venable | 31. Steve Issowits |
| 15. Derek Herndon | 32. Tanner Blackburn |
| 16. Paula Eldredge | |
| 17. Kurt Krieg | |

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