

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

Listen to the audio recording here: <https://www.utah.gov/pmn/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:

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

The Military Installation Development Authority Development Review Committee does not discriminate on the basis of race, color, national origin, sex, religion, age, disability, in employment or the provision of services. If you are planning to attend this meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the Authority eight or more hours in advance of the meeting and will try to provide assistance. Please contact the Authority at (801) 505-0728