

Military Installation Development Authority
Development Review Committee for the Military Recreational Facility in Wasatch County
APPROVED Minutes
Tuesday, June 17, 2025 @ 2:00 PM
Zoom Teleconference

Listen to the audio recording here: <https://www.utah.gov/pmn/sitemap/notice/1002687.html>

Board Members Present: Nicole Cottle, Ray Whitchurch, Doug Smith, Dustin Grabau, Max Covey

Board Members Excused: Dallin Koecher, Eric Hales

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 – 1:05)

Agenda item (2) Approval of May 20, 2025, Minutes (1:06 – 1:37)

Dustin Grabau: Motion to Approve the May 20, 2025, meeting minutes.

Ray Whitchurch: Second.

Nicole Cottle, Ray Whitchurch, Doug Smith, Dustin Grabau, Max Covey vote “aye” in favor of approving the May 20, 2025, minutes. None are opposed. The motion passes.

Agenda Item (3) Consideration of LON Plat (1:38 - 13:34)

Disclosure by Ray Whitchurch that one of the designers for this project has also been hired by Arcadis where he also works (2:13 - 2:38)

Presentation by Heather Kruse (2:40 – 4:40)

Comments from Committee members for Staff (4:42 – 5:19)

Comments from developer, their counsel and MIDA’s counsel (5:21 – 8:23)

Comments from Committee members and discussion (8:28 – 9:19)

Comments from public and discussion (10:31 – 12:47)

Doug Smith: Motion to Approve LON Plat with condition that the final easement locations be approved by the MIDA engineer.

Max Covey: Second.

Nicole Cottle, Ray Whitchurch, Doug Smith, Dustin Grabau, Max Covey vote “aye” in favor of LON Plat. None are opposed. The motion passes.

Agenda Item (4) Consideration of LON Site Plan (13:35 - 32:35)

Presentation by Heather Kruse (14:07 – 20:38)

Comments from Committee members for Staff (20:40 – 21:38)

Comments from Applicant (21:48 – 23:49)

Comments from Committee Members and Discussion (23:56 – 28:03)

Discussion regarding adding conditions to the approval including mitigating the impact of the drive thru and connecting the trail on Old Keetly road. (28:34 – 30:54)

Doug Smith: Motion to Approve LON Site Plan with conditions that the drive thru window comes back to the DRC for conditional use and review of the buffering of that area and the waiver of the landscaping, as well as a recommendation to build out a trail to the east end of the property.

Dustin Grabau: Second.

Nicole Cottle, Ray Whitchurch, Doug Smith, Dustin Grabau, Max Covey vote “aye” in favor of LON Site Plan. None are opposed. The motion passes.

Agenda Item (5) Consideration of Deer Vallet East Village Master Development Plat C Amendment (32:35 -

Presentation by Heather Kruse (33:10 - 36:39)

Presentation by Applicant (36:54 - 44:07)

Comments from Committee Members and discussion (44:14 – 46:55)

Max Covey: Motion to Approve DVEV Plat C Master Development Plat with conditions presented by Staff.

Ray Whitchurch: Second.

Nicole Cottle, Ray Whitchurch, Doug Smith, Dustin Grabau, Max Covey vote “aye” in favor of Deer Valley East Village Plat C Master Development Plat None are opposed. The motion passes.

Agenda Item (6) Consideration of recommending an amendment to the MIDA MRF Standards and Guidelines

Presentation by Richard Catten (48:38 - 53:27)

Comments from Committee and discussion (54:10 – 54:53)

Doug Smith: Motion to Recommend for Approval amendment to the MIDA MRF Standards and Guidelines as proposed.

Ray Whitchurch: Second.

Nicole Cottle, Ray Whitchurch, Doug Smith, Dustin Grabau, Max Covey vote “aye” in favor of Recommending for Approval the amendment to the MIDA MRF Standards and Guidelines. None are opposed. The motion passes.

Agenda Item (7) Adjourn. The next meeting is scheduled on Tuesday, July 15 2025, at 2:00 pm.

Ray Whitchurch: Motion to adjourn.

Chair Nicole Cottle rules the meeting is Adjourned.

Meeting is adjourned at: 2:56

Meeting attendees:

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| 1. Nicole Cottle (Committee Chair) | 17. Glen Clement |
| 2. Max Covey (Committee Member) | 18. Hilary Venable |
| 3. Dustin Grabau (Committee Member) | 19. Derek Herndon |
| 4. Ray Whitchurch (Committee Member) | 20. Lisa O' Brien |
| 5. Doug Smith (Committee Member) | 21. Joshua Horner |
| 6. Sara Turner | 22. Marci Boyle |
| 7. Ashley Burr | 23. Michael Johnson |
| 8. Kristin Williams | 24. Michael Kosakowski |
| 9. Richard Catten | 25. Michelle Jensen |
| 10. Derek Branchley | 26. Mike Lightman |
| 11. Heather Kruse | 27. Richard Breitenbeker |
| 12. Zach Beynon | 28. Selina Hadfield |
| 13. Paula Eldredge | 29. Steve Issowits |
| 14. Kurt Krieg | 30. Tanner Blackburn |
| 15. Evan Conley | 31. Tim Johnson |
| 16. Chrissy Barner | |

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