

**Military Installation Development Authority
Development Review Committee for the Military Recreational Facility in Wasatch County**

**Approved Minutes
Tuesday, September 16, 2025 @ 2:00 PM
Zoom Teleconference**

Listen to the audio recording here: <https://www.utah.gov/pmnsitemap/notice/1022728.html>

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

Board Members Excused:

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

Welcome (0:00 – 1:15)

Agenda item (1) Approval of August 12, 2025, Minutes (1:16 - 1:57)

Dustin Grabau: Motion to Approve the August 12, 2025, meeting minutes.

Doug Smith: Second.

Nicole Cottle, Ray Whitchurch, Doug Smith, Dustin Grabau vote “aye” in favor of approving the August 12, 2025, minutes Eric Hales abstains. None are opposed. The motion passes.

Agenda Item (2) Consideration of Velvaere Adventure Center Site Plan. (1:58 - 16:02)

Presentation by Rob Donigan (2:14 - 10:01)

Presentation by Applicant, Johnny Shirley (10:16 - 13:38)

Comments from Committee Members (13:55 – 14:40)

Doug Smith: Motion to approve the Velvaere Adventure Center Site Plan with condition that infrastructure permit process issues are addressed.

Ray Whitchurch: Second.

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

Agenda Item (3) Consideration of Lot 19 Salt Storage Facility Site Plan. (16:03 - 25:48)

Presentation by Rob Donigan (16:16 – 19:11)

Comments from Committee Members and discussion (19:19 – 19:40)

Comments from Applicant, Elyse Kat (19:56 – 20:20)

Comments from Committee Members and discussion (20:40 – 24:50)

Ray Whitchurch: Motion to approve the Lot 19 Salt Storage Facility Site Plan as specified in application.

Eric Hales: Second.

Nicole Cottle, Ray Whitchurch, Doug Smith, Dustin Grabau, Eric Hales, Dallin Koecher, Max Covey vote “aye” in favor of the Lot 19 Salt Storage Facility Site Plan. None are opposed. The motion passes.

Agenda Item (4) Consideration of Overlook Estates Second Amended Plat. (25:48 – 31:53)

Presentation by Rob Donigan (25:59 - 27:47)

Comments from Applicant, Evan Conley (28:35– 30:45)

Doug Smith: Motion to approve the Overlook Estates Second Amended Plat with conditions, findings and requirements of Staff.

Max Covey: Second.

Nicole Cottle, Ray Whitchurch, Doug Smith, Dustin Grabau, Eric Hales, Dallin Koecher, Max Covey vote “aye” in favor of the Overlook Estates Second Amended Plat. None are opposed. The motion passes.

Agenda item (5) Executive Director Update and Committee Member Comments (32:06 – 33:41)

Agenda Item (6) Adjourn. The next meeting is scheduled on Tuesday, October 21, 2025, at 2:00 pm.

Dustin Grabau: Motion to adjourn.

So Moved by Chair Nicole Cottle.

Meeting is adjourned at: 2:34pm

Meeting attendees:

- | | |
|--------------------------------------|--------------------|
| 1. Nicole Cottle (Committee Chair) | 9. Ashley Burr |
| 2. Eric Hales (Committee Member) | 10. Richard Catten |
| 3. Dustin Grabau (Committee Member) | 11. Rob Donigan |
| 4. Ray Whitchurch (Committee Member) | 12. Paula Eldredge |
| 5. Doug Smith (Committee Member) | 13. Chrissy Barner |
| 6. Dallin Koecher (Committee Member) | 14. Elyse Kats |
| 7. Max Covey (Committee Member) | 15. Heather Kruse |
| 8. Sara Turner | 16. Johnny Shirley |

17. Kurt Krieg
18. Hilary Venable
19. Clara Hatcher
20. Derek Herndon
21. Evan Conley
22. Garrett Lang
23. Glen Clement
24. Hannah Tyler
25. Jim Tozer
26. Joshua Horner
27. Krystofer Gardner
28. Michael Kosakowski

29. Michael Johnson
30. Michelle Jensen
31. Mike Lightman
32. Pamela Manson
33. Richard Breitenbeker
34. Sam Kingore
35. Selina Hadfield
36. Steve Issowits
37. 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