

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

**DRAFT Minutes
Tuesday, October 21, 2025 @ 4:00 PM
Zoom Teleconference**

Listen to the audio recording here: <http://utah.gov/pmn/sitemap/notice/1031683.html>

Board Members Present: Chair Nicole Cottle, Vice Chair Dustin Grabau, Ray Whitchurch, Eric Hales

Board Members Excused: Doug Smith, Max Covey, Dallin Koecher,

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

Welcome (0:35 – 1:32)

Agenda item (1) Approval of September 16, 2025, Minutes (1:33 – 2:11)

Eric Hales: Motion to Approve the September 16, 2025, meeting minutes.

Ray Whitchurch: Second.

Nicole Cottle, Dustin Grabau, Ray Whitchurch, Eric Hales vote “aye” in favor of approving the September 16, 2025, minutes. None are opposed. The motion passes.

Agenda Item (2) Consideration of the Cormont Condo Plat Parking. (2:12 – 11:01)

Presentation by Rob Donigan (2:25 - 7:40)

Comments from Committee Members (7:57 – 9:55)

Dustin Grabau: Motion to approve the Cormont Condo Plat Parking as proposed

Ray Whitchurch: Second.

Nicole Cottle, Dustin Grabau, Ray Whitchurch, Eric Hales vote “aye” in favor of the Cormont Condo Plat Parking. None are opposed. The motion passes.

Agenda Item (3) Consideration of Cormont Condo Plat Phase 2 – Residential. (11:02 - 14:30)

Presentation by Rob Donigan (11:19 – 12:58)

Comments from Applicant (13:21 – 13:44)

Eric Hales: Motion to approve the Cormont Condo Plat Phase 2 – Residential.

Dustin Grabau: Second.

Nicole Cottle, Dustin Grabau, Ray Whitchurch, Eric Hales vote “aye” in favor of the Cormont Condo Plat Phase 2 - Residential. None are opposed. The motion passes.

Agenda Item (4) Consideration of Cormont Condo Plat Phase 2 – Commercial. (14:31 - 18:18)

Presentation by Rob Donigan (14:44 – 15:54)

Comments from General Counsel for Developer stating commercial properties are excluded from the collection areas for the assessment bond that was done earlier this year with confirmation from DRC General Counsel (16:23 – 17:33)

Ray Whitchurch: Motion to approve the Cormont Condo Plat Phase 2 - Commercial

Eric Hales: Second.

Nicole Cottle, Dustin Grabau, Ray Whitchurch, Eric Hales vote “aye” in favor of the Cormont Condo Plate Phase 2 – Commercial . None are opposed. The motion passes.

Agenda Item (5) Consideration of Deer Crest Villages Master Development Plan. (18:19 - 52:27)

Presentation by Rob Donigan (18:40 - 31:24)

Comments from DRC Members and discussion (31:41 - 36:22)

Presentation by Steve Issowitz (36:57 – 50:57)

Ray Whitchurch: Motion to Recommend for Approval the Deer Crest Villages Master Development Plan as presented by staff.

Eric Hales: Second.

Nicole Cottle, Dustin Grabau, Ray Whitchurch, Eric Hales vote “aye” in favor of recommending the Deer Crest Villages Master Development Plan for approval by the MIDA Board. None are opposed. The motion passes.

Agenda item (6) Executive Director Update and Committee Member Comments (52:45 – 53:00)

Agenda Item (7) Adjourn. The next meeting is scheduled on Tuesday, November 18, 2025, at 2:00 pm.

Ray Whitchurch: Motion to adjourn.

So moved by Chair Nicole Cottle.

Meeting is adjourned at: 4:53 pm

Meeting attendees:

- | | |
|--------------------------------------|--------------------|
| 1. Nicole Cottle (Committee Chair) | 5. Sara Turner |
| 2. Eric Hales (Committee Member) | 6. Ashley Burr |
| 3. Dustin Grabau (Committee Member) | 7. Derek Brenchley |
| 4. Ray Whitchurch (Committee Member) | 8. Heather Kruse |

- | | |
|----------------------|--------------------------|
| 9. Rob Donigan | 23. Hilary Venable |
| 10. Paula Eldredge | 24. Jim Tozer |
| 11. Richard Catten | 25. Joshua Horner |
| 12. Kristin Williams | 26. Matt Hutchinson |
| 13. Chrissy Barner | 27. Michael Johnson |
| 14. Steve Issowitz | 28. Mike Lightman |
| 15. Bill Fiveash | 29. Pamela Manson |
| 16. Brent Hall | 30. Ryan Humphreys |
| 17. Brian Rosander | 31. Richard Breitenbeker |
| 18. Dan Bourque | 32. Saadet Nur Yilmaz |
| 19. Damon Georgelas | 33. Steve Issowitz |
| 20. David Kaselak | 34. Tanner Blackburn |
| 21. Derek Herndon | 35. Tim Johnson |
| 22. Grace Doerfler | |

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