

Military Recreation Facility Development Review Committee Meeting

February 10th, 2026 at 2:30pm

Held via Zoom

BOARD MEMBERS:

Chair Nicole Cottle

Vice Chair Dustin Grabau

Ray Whitchurch

Eric Hales

Max Covey

Dallin Koecher

Doug Smith

AGENDA

1. Review and approval of meeting minutes from December 16th, 2025. Military Installation Development Authority Development Review Committee for the Military Recreational Facility in Wasatch County.
2. Hail Peak - MIDA Mountain Plat Second Amended. Presented by: Evan Conley.
3. Adjourn. The next meeting is scheduled for March 10th, 2026 at 2:00pm.

NOTICES: Individuals with disabilities may make requests for reasonable accommodation to attend or participate in the meeting. Please make requests at least 24 hours in advance. To make a request, please contact our staff at contact@midaut.org or 801-251-6342. Committee Members may participate in the meeting via teleconferencing or telephonic communication. Both video conference and telephone communication will be enabled so that Committee Members and all other meeting participants and attendees will be able to hear all discussions. General public attendees will be able to join this meeting in person or after registration on the Zoom platform which is posted on the Utah Public Notice Website, pmn.utah.gov. By motion of a Committee Member, the DRC may vote to hold a closed meeting for any of the purposes allowed by law, Utah Code §§ 52-4-204, 52-4-205, 52-4-206.

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

**DRAFT Minutes
Tuesday, December 16, 2025 @ 2:00 PM
Zoom Teleconference**

Listen to the audio recording here: [Edit Notice | Public Notice Website Admin](#)

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

Board Members Excused: Doug Smith

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 (0:04 –1:21)

Agenda item (2) Approval of November 18, 2025, Minutes (1:22–2:01)

Max Covey: Motion to Approve the November 18, 2025, meeting minutes.

Ray Whitchurch: Second.

Nicole Cottle, Dustin Grabau, Ray Whitchurch, Eric Hales, Max Covey and Dallin Koecher vote “aye” in favor of approving the November 18, 2025, minutes. None are opposed. The motion passes.

Agenda Item (3) Consideration of the Lot 5 Base lot Subdivision (2:01–8:33)

Presentations by Rob Donigan (2:31–5:22)

Comments from Committee Members (5:23-7:41)

Dustin Grabau: Motion to approve Lot 5 Base lot Subdivision with the recommended conditions
Ray Whitchurch: Second.

Nicole Cottle, Dustin Grabau, Ray Whitchurch, Eric Hales, Max Covey and Dallin Koecher vote “aye” in favor of continuing the discussion. None are opposed. The motion passes.

Agenda Item (4) Consideration of Lot 5 Podium Plat (8:46–15:18)

Presentation by Rob Donigan (8:52-12:52)

Comments from Richard Catten and Applicant and DRC members (12:53-14:31)

Ray Whitchurch: Motion to approve the Lot 5 Podium Plat with the conditions outlined
Max Covey: Second.

Nicole Cottle, Dustin Grabau, Ray Whitchurch, Eric Hales, Max Covey and Dallin Koecher vote “aye” in favor of conditionally approving None are opposed. The motion passes

Agenda Item (5) Consideration of Lot 5 Tower D Sub Plat (15:18-20:23)

Presentation by Rob Donigan (15:20–18:47)

Comments from Applicant and DRC members (18:57-19:53)

Dustin Grabau: Motion to Recommend for Approval the Lot 5 Tower D Sub Plat with conditions listed in the staff report as presented by staff.

Eric Hales: Second.

Nicole Cottle, Dustin Grabau, Ray Whitchurch, Eric Hales, Max Covey and Dallin Koecher vote “aye” in favor of conditional approval of the Lot 5 Tower D Sub Plat. None are opposed. The motion passes

Agenda item (6) Consideration of Lot 5 Tower E Sub Plat (20:23–25:02)

Presentation by Rob Donigan (20:24-22:46)

Dallin Koecher: Motion to Recommend for Approval the Lot 5 Tower E Sub Plat as presented by staff.

Max Covey: Second.

Nicole Cottle, Dustin Grabau, Ray Whitchurch, Eric Hales, Max Covey and Dallin Koecher vote “aye” in favor of approving the Lot 5 Tower E Sub Plat. None are opposed. The motion passes

Agenda item (7) Final Considerations of Deer Crest parking requirement timeline (25:16–31:24)

Presentation by Richard Catten and Steve Issowits (25:23-30:14)

Ray Whitchurch: Motion to Recommend for Approval the Deer Crest parking requirement timeline as presented by staff.

Dustin Grabau: Second.

Nicole Cottle, Dustin Grabau, Ray Whitchurch, Eric Hales, Max Covey and Dallin Koecher vote “aye” in favor of approving the Deer Crest parking requirement timeline. None are opposed. The motion passes.

Agenda Item (8) Executive Director Update. Comments by Heather Kruse (31:39-34:20)

Agenda Item (9) Adjourn. The next meeting is scheduled on January 13, 2025, at 2:00 pm.

Dallin Koecher: Motion to adjourn.

So moved by Chair Nicole Cottle.

Meeting is adjourned at: 2:34 PM

Meeting attendees:

- | | |
|---|--------------------------|
| 1. Nicole Cottle (Committee Chair) | 17. Bill Fiveash |
| 2. Eric Hales (Committee Member) | 18. Dave Williamsen |
| 3. Dustin Grabau (Committee Member) | 19. Evan Conley |
| 4. Ray Whitchurch (Committee Member) | 20. Glen Clement |
| 5. Max Covey (Committee Member) | 21. Hannah Tyler |
| 6. Dallin Koecher (Committee Member) | 22. Derek Herndon |
| 7. Ashley Burr | 23. Hilary Venable |
| 8. Richard Catten | 24. Kurt Krieg |
| 9. Andrew Sellnau | 25. Max Hanaan |
| 10. Derek Brenchley | 26. Mike Lightman |
| 11. Heather Kruse | 27. Selina Hadfield |
| 12. Rob Donigan | 28. Richard Breitenbeker |
| 13. Paula Eldredge | 29. Steve Issowitz |
| 14. Richard Catten | |
| 15. Steve Issowitz | |
| 16. Kurt Krieg | |

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

**MILITARY INSTALLATION DEVELOPMENT
AUTHORITY
Development Review Committee Meeting
February 10, 2026**

STAFF REPORT

Agenda Item: #2
Prepared By: Robert Donigan, MIDA Planner
Reviewed By: Richard Catten, DRC Counsel

Project: Hail Peak – MIDA Mountain Plat Second Amended

Location: The subject areas of the Hail Peak – MIDA Mountain Plat Second Amended include Parcel HP-2 of the Hail Peak – MIDA Mountain Plat Amended and Parcel 6B1 of the MIDA Mountain Plat 7 and 8 of the Master Plat located west of U.S. Highway 40 and south of the Deer Valley East Village development, in the northwest section of Wasatch County.

Applicant: Extell Development

Representative: Evan Conley, Extell Development

Recommendation: Staff recommends the MIDA DRC approve the Hail Peak – MIDA Mountain Plat Second Amended

Background:

Per Chapter 2, Section 2.02 (Subdivision Plat) of the Development Standards and Guidelines, MIDA requires Subdivision Plat approval before any construction on property within the MIDA Control Area. The Applicant submitted the draft Hail Peak – MIDA Mountain Plat Second Amended in January 2025. MIDA staff has since reviewed and provided comments to the Applicant. The Applicant is requesting approval from the DRC.

Project Description:

The Hail Peak – MIDA Mountain Plat Second Amended proposes subdividing existing parcel HP-2 to create a revised Parcel HP-2 (439.069 acres) and a new parcel WT-6 (0.265 acres); and subdividing parcel 6B1 to create two new parcels 6B1-A and 6B1-B. Parcel WT-6 is being created for Water Tank 6 improvements. Parcels 6B1-A and 6B1-B are being created for utility infrastructure purposes.

Analysis:

The subdivision plat application for the Hail Peak – MIDA Mountain Plat Second Amended is being evaluated based on Chapter 2 – Review Procedure, Section 2.02 – Subdivision Plat. The Applicant has submitted all necessary information to satisfy the requirements of the Development Standards and Guidelines and meets all of the standards contained therein.

Easements:

- The Hail Peak – MIDA Mountain Plat Second Amended includes various recorded easements across the property that were not shown on the original Hail Peak – MIDA Mountain Plat Amended including ROW easements for Rocky Mountain Power; an access, construction, roadway and facilities easement; a water pipeline easement; and a spring/well protection zone easement.

RECOMMENDED ACTION:

Staff recommends the MIDA DRC approve the Hail Peak – MIDA Mountain Plat Second Amended.

SURVEYORS CERTIFICATE



I, Charles Galati, do hereby certify that I am a Professional Land Surveyor and that I hold License No. 7248891 as prescribed under the laws of the State of Utah. I further certify that by authority of the owner I have made a survey of the tract of land shown on this plat and described hereon and have subdivided said tract into parcels, hereafter to be known as HAIL PEAK-MIDA MOUNTAIN PLAT SECOND AMENDED and that the same has been surveyed and will be monumented on the ground as shown on this plat.

LEGAL DESCRIPTION

The surface rights in and to that certain real property located in Wasatch County, Utah and more particularly described as follows:

Parcel 1: (00-0021-8629)

Parcel 6B1, MIDA MOUNTAIN PLAT, according to the official plat thereof recorded June 9, 2023, as Entry No. 533309 in Book 1444 at Page 142, of the official records in the office of the Wasatch County Recorder.

Parcel 2: (00-0022-1137)

Parcel HP-2, HAIL PEAK - MIDA MOUNTAIN PLAT AMENDED, according to the official plat thereof recorded January 3, 2025, as Entry No. 554528 in Book 1501 at Page 403, of the official records in the office of the Wasatch County Recorder.

OWNER'S CONSENT TO RECORD

KNOW ALL PEOPLE BY THESE PRESENTS that BLX LEASE 2 LLC, a Delaware limited liability company, is the owner of those certain tracts of land known as LOT HP-2 of the HAIL PEAK-MIDA MOUNTAIN PLAT AMENDED and PARCEL 6B1 of the MIDA MOUNTAIN PLAT and hereby causes the same to be amended as set forth to be hereafter known as HAIL PEAK-MIDA MOUNTAIN PLAT SECOND AMENDED.

In witness whereof, the undersigned set his hand this _____ day of _____, 2026.

BLX LEASE 2 LLC, a Delaware limited liability company

By: KURT KRIEG Its authorized signer.

ACKNOWLEDGEMENT

State of _____)

County of _____) ss

On this _____ day of _____, 2026, KURT KRIEG, personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he is the authorized signer for BLX LEASE 2 LLC, a Delaware limited liability company, and that said document was signed freely and voluntarily by him on behalf of said limited liability company.

Notary Public _____

Printed Name _____

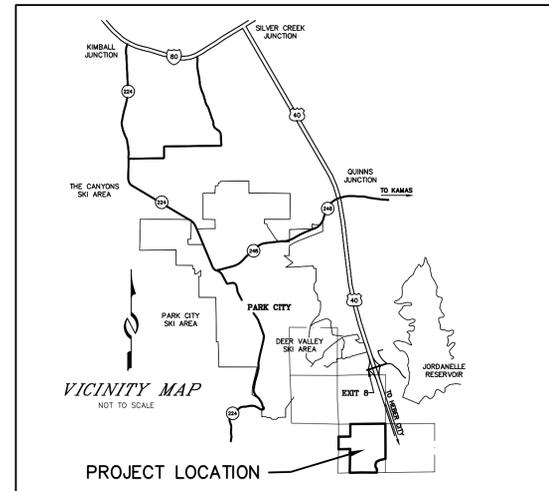
Residing in: _____

My commission expires: _____

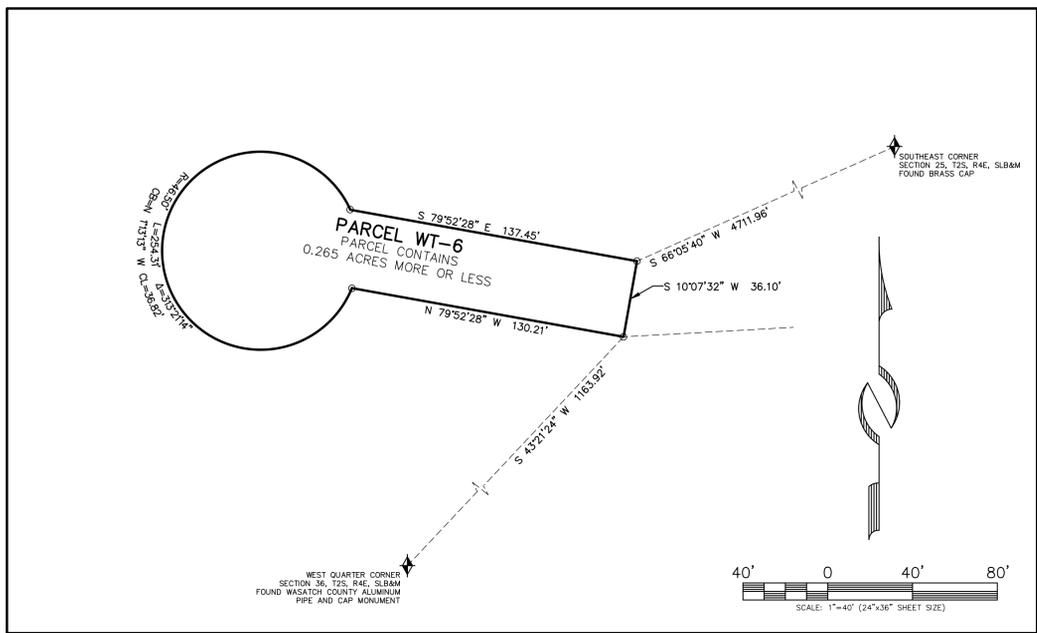
Commission No. _____

NOTES:

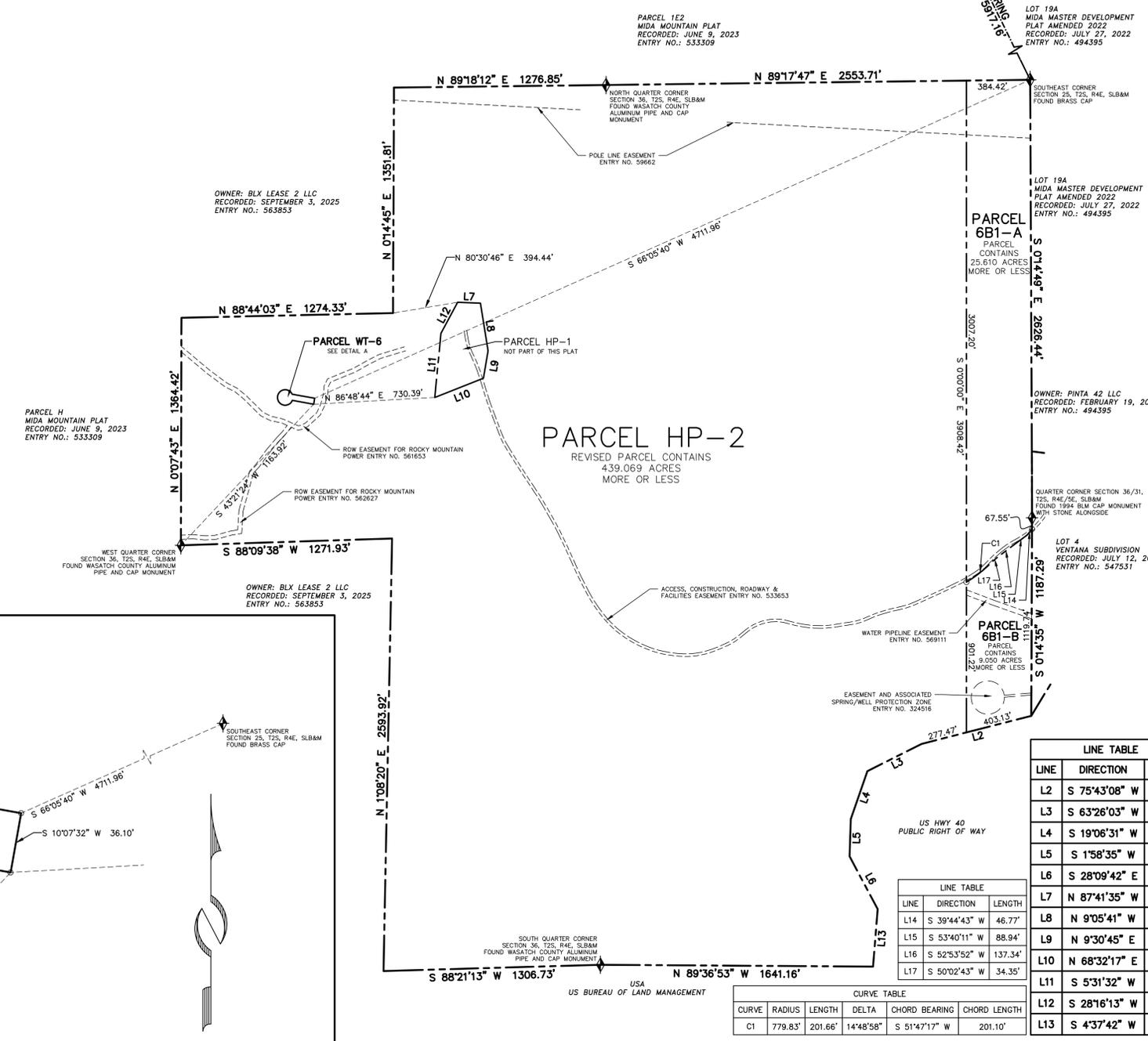
- FLOOD ZONE CLASSIFICATION: SITE IS IN ZONE X, AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA PANEL 49043C0125E EFFECTIVE MARCH 15, 2012.
- BASIS OF BEARINGS FOR THE HEREIN DESCRIBED PARCEL BEING SOUTH 26°11'47" EAST 5917.16 FEET FROM SAID NORTH QUARTER CORNER OF SECTION 25, TO THE SOUTHEAST CORNER OF SAID SECTION 25, SAID NORTH QUARTER CORNER ALSO BEING NORTH 88°23'23" EAST 2641.30 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 25, SEE RECORD OF SURVEY MAPS 2647 & 3058 ON FILE WITH THE WASATCH COUNTY SURVEYOR'S OFFICE FOR SAID SECTION 25 RETRACEMENT AND THE MAYFLOWER LDP COORDINATE SYSTEM PROJECTION PARAMETERS.
- PROPERTY CORNER MONUMENTS WILL BE SET AS CONDITIONS ALLOW AND/OR UPON COMPLETION OF IMPROVEMENTS CURRENTLY UNDERWAY ON THE SUBJECT PROPERTY.
- THE PURPOSE OF THIS PLAT IS TO CREATE PARCEL WT-6 WITHIN PARCEL HP-2 AND TO SUBDIVIDE PARCEL 6B1 INTO TWO(2) PARCELS AS INDICATED HEREON.



PROJECT LOCATION



DETAIL A



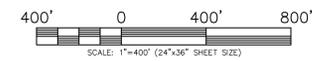
LINE TABLE		
LINE	DIRECTION	LENGTH
L2	S 75°43'08" W	680.61'
L3	S 63°26'03" W	365.84'
L4	S 19°06'31" W	304.17'
L5	S 1°58'35" W	223.60'
L6	S 28°09'42" E	359.25'
L7	N 87°41'35" W	137.31'
L8	N 9°05'41" W	289.22'
L9	N 9°30'45" E	166.62'
L10	N 68°32'17" E	315.01'
L11	S 5°31'32" W	385.23'
L12	S 28°16'13" W	212.61'
L13	S 4°37'42" W	345.64'

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING
C1	779.83'	201.66'	14°48'58"	S 51°47'17" W

HAIL PEAK-MIDA MOUNTAIN PLAT SECOND AMENDED

A SUBDIVISION AMENDING PARCEL HP-2 OF THE HAIL PEAK-MIDA MOUNTAIN PLAT AMENDED & PARCEL 6B1 OF THE MIDA MOUNTAIN PLAT

LOCATED IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN MIDA JURISDICTION WASATCH COUNTY, UTAH



LEGEND
 ○ To be set 5/8" rebar w/cap
 ALLTERRA UTAH as conditions allow (Unless noted otherwise)
 ◆ Found Section monument (As-Noted)

JORDANELLE SPECIAL SERVICE DISTRICT AND SPECIAL IMPROVEMENT DISTRICT
 APPROVED THIS _____ DAY OF _____, 2026

 GENERAL MANAGER

ENBRIDGE ENERGY
 APPROVED THIS _____ DAY OF _____, 2026
 BY: _____
 TITLE: _____

ROCKY MOUNTAIN POWER
 APPROVED THIS _____ DAY OF _____, 2026
 BY ROCKY MOUNTAIN POWER, A DIVISION OF PACIFICORP
 AUTHORIZED AGENT

MIDA MOUNTAIN VILLAGE PUBLIC INFRASTRUCTURE DISTRICT
 APPROVED THIS _____ DAY OF _____, 2026

 EXECUTIVE DIRECTOR

MILITARY INSTALLATION DEVELOPMENT AUTHORITY (MIDA)
 CONSENTED TO ON THIS _____ DAY OF _____, 2026

 PROJECT AREA DIRECTOR

MIDA ATTORNEY
 APPROVED AS TO FORM THIS _____ DAY OF _____, 2026.

 MIDA ATTORNEY

WASATCH COUNTY SURVEYOR
 APPROVED AS TO FORM ON THIS _____ DAY OF _____, 2026.
 RECORD OF SURVEY # _____

 WASATCH COUNTY SURVEYOR

RECORDED
 STATE OF UTAH, COUNTY OF WASATCH, AND FILED AT THE REQUEST OF _____
 FEE _____ WASATCH COUNTY RECORDER BOOK _____ PAGE _____
 TIME _____ DATE _____ ENTRY NO. _____

ALLTERRA UTAH, LLC
 435-640-4200
 463 SCENIC HEIGHTS ROAD, FRANKS, UTAH 84036