

**Military Installation Development Authority
Military Recreational Facility Development Review Committee**

DRAFT Minutes

**Tuesday, February 10, 2026 @ 2:30 PM
Zoom Teleconference**

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

Board Members Present: Vice Chair Dustin Grabau, Max Covey, Doug Smith, Dallin Koecher, Ray Whitchurch

Board Members Excused: Nicole Cottle, 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 (0:00–4:19)

Agenda Item (2) Approval of December 16, 2025, Minutes (4:19–5:05)

Dallin Koecher: Motion to approve December 16, 2025, meeting minutes.

Max Covey: Second.

Dustin Grabau, Max Covey, Doug Smith, and Dallin Koecher vote “aye” in favor of approving the December 16, 2025, minutes. None are opposed. The motion passes.

Agenda Item (3) Consideration of the Hale Peak MIDA Mountain Plat Second Amendment (5:07–14:26)

Presentation by Rob Donigan (5:07–8:15)

Rob Donigan presented the proposed Hale Peak MIDA Mountain Plat Second Amendment. The presentation included a review of the subject property, historical plat recordings, and details of the proposed amendment. Discussion focused on parcel configuration and technical plat revisions. Rob noted the new parcels are intended to support utility/infrastructure purposes and align ownership and management of improvements.

Comments from Dallin Koecher, Evan Conley, and Kurt Krieg (8:18–13:21)

Dallin Koecher requested training/education on the practical impacts of plat amendments. Evan Conley explained that the plat amendment is primarily needed to create a separate parcel for the

existing water tank. Kurt Krieg explained that plat amendments like this are often done to separate property for ownership, tax identification, and insurance purposes.

Max Covey: Motion to approve the Hale Peak MIDA Mountain Plat Second Amendment.

Doug Smith: Second.

Dustin Grabau, Max Covey, Ray Whitchurch, Doug Smith, and Dallin Koecher vote “aye” in favor of approving the Hale Peak MIDA Mountain Plat Second Amendment. None are opposed. The motion passes.

Agenda Item (4) Executive Director Update (14:44–16:29)

Update provided by Kurt Krieg with comments from Evan Conley on behalf of Executive Director Heather Kruse. Kurt noted that since the last formal update, the project team announced the Waldorf Astoria on Lot 5A, described as the second five-star hotel adjacent and immediately north of the Four Seasons. Kurt reported that during finalization of the branding agreement, the team secured the construction loan, confirming construction is fully funded, and noted there have been six sales to date, with Sotheby’s serving as the listing agent. Construction on the skier services building is progressing, with the roof complete and enclosure underway, and is expected to be turned over to Deer Valley in September. The Four Seasons project is currently at the fourth floor with 58 sales to date. The Hilton Canopy is in the finishes stage and is scheduled to open this summer.

Committee Questions and Comments (16:30-21:44)

Doug Smith asked whether the Waldorf and Four Seasons projects consist entirely of for-sale units or include hotel components. Kurt Krieg explained that both developments include a mix of hotel rooms and residential units, outlining the building layout in the ski beach area and noting that many residential owners may choose to participate in brand-managed rental pools. Kurt also clarified that the temporary skier facility will remain in place for approximately two years under a license agreement until the new skier services building is complete, and he estimated overall completion of the major hotel and residential structures in fall 2028. He further reported that additional village construction is progressing, including podium residential buildings nearing substantial pre-sales, ongoing plaza deck and parking work, and planned retail and food and beverage space to support the long-term village buildout.

Agenda Item (5) Adjourn. The next meeting is scheduled for March 10th, 2026, at 2:00 pm.

Doug Smith: Motion to adjourn.

So moved by Chair Dustin Grabau.

Meeting is adjourned at approximately 2:52 PM.

Meeting Attendees:

1. **Dustin Grabau (Vice Chair -
Committee Member)**
 2. **Max Covey (Committee Member)**
 3. **Doug Smith (Committee Member)**
 4. **Dallin Koecher (Committee
Member)**
 5. **Ray Whitchurch (Committee
Member)**
 6. Morgan Nebeker
 7. Derek Brenchley
 8. Rob Donigan
 9. Evan Conley
 10. Kurt Krieg
 11. Richard Catten
 12. Brent Hall
 13. Chrissy Barner
 14. Derek Herndon
 15. Greg Stoker
 16. Hilary Venable
 17. Kara Young
 18. Michael Kosakowski
 19. Paula Eldredge
 20. Richard Breitenbeker
 21. Selina Hadfield
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