

Military Recreational Facility Development Review Committee Meeting

APPROVED Minutes

Tuesday, April 14, 2026 @ 2:00 PM

Zoom Teleconference

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

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

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

Welcome (0:00–1:24)

Agenda Item (1) Review and approval of meeting minutes from March 10, 2026, Military Recreation Facility Development Review Committee Meeting. (1:24–2:12)

Doug Smith: Motion to approve the March 10, 2026 meeting minutes.

Eric Hales: Second.

All members present vote “aye” in favor of approving the March 10, 2026 minutes. None are opposed. The motion passes.

Agenda Item (2) JMARA Site Plan Preview. (2:28–15:02)

Presentation by Rob Donigan

The proposed plan includes synthetic multi-use athletic fields, approximately 21 pickleball courts including a central championship court, four tennis courts, a playground area, and a 5,000-square-foot pavilion for restrooms and maintenance. The site also includes a looped trail system, a soft surface trail connection, and approximately 315 parking spaces. Additional amenities include shade structures, picnic tables, and seating areas.

Rob noted that the use of synthetic turf is intentional due to site conditions and to minimize irrigation and environmental impacts.

Derek Herndon provided additional context, noting the project is being developed in coordination with regional partners, including Wasatch County and Basin Recreation, to ensure the facility meets broader community needs. He stated the item is being presented as a preview and will return to the Committee in May for formal consideration.

Committee Questions

Committee members asked questions regarding construction timing, lighting, maintenance, irrigation, and site conditions.

Derek Herndon indicated that construction is anticipated to take approximately 21 months, though a start date has not yet been finalized. He confirmed that pickleball and tennis courts are proposed to be lighted and will comply with MIDA dark sky standards, including full cut-off fixtures and curfews.

Discussion also addressed maintenance considerations for synthetic turf, particularly in winter conditions, and coordination with state and regional agencies. Staff noted that irrigation plans are still being evaluated in coordination with the Department of Water Quality and other partners, with drip irrigation or native landscaping anticipated depending on site constraints.

Additional questions addressed future parking and workforce accommodations within the site.

No action was taken on this item.

Agenda Item (3) Standards and Guidelines Amendments Executive Director Update and board member comments. (15:06–30:43)

Presentation by Rob Donigan and Heather Kruse

Rob Donigan presented proposed amendments to the Standards and Guidelines, noting updates to several sections including subdivision plat language, conditional uses, lighting design standards, drainage standards, and provisions related to retaining walls and public utility easements.

He explained that the amendments are intended to clarify existing requirements and improve consistency in application, particularly regarding building envelope adjustments and infrastructure coordination. The lighting design standards represent the most significant updates.,

Heather Kruse provided additional context, noting that the lighting updates have been under development for several years and are intended to balance development needs with preservation of dark sky conditions, particularly given proximity to a designated dark sky state park. She noted that many of the remaining updates are primarily clarifications and process improvements.

Committee Questions and Comments

Committee members raised concerns regarding the inclusion of lighting deviations as a conditional use. Discussion focused on whether this approach could limit the Committee's ability to deny non-compliant proposals or create unintended flexibility.

Chair Nicole Cottle acknowledged these concerns and indicated that staff would revisit the conditional use language to ensure it maintains appropriate control while allowing necessary flexibility. Additional discussion emphasized the importance of avoiding overly negotiable standards and maintaining clear, enforceable requirements.

Dustin Grabau: Motion to approve based on the additional requirement that the conditional use section be reviewed and reconsidered, and that once that's done, the staff would bring back a report to this body.

Dallin Koecher: Second.

Agenda Item (4) Executive Director Update and board member comments. (30:54–35:24)

Update provided by **Executive Director Heather Kruse.**

Heather reported ongoing activity within the project area, including 28 certificates of occupancy issued to date this year. She noted that a workforce parking area of approximately 600 spaces is expected to be completed in May or early June to support hotel and village operations.

She also provided updates on vertical construction progress, including Cormont Building 1 reaching the fourth floor, the Four Seasons reaching the seventh floor, and the Waldorf Astoria building permit nearing issuance. Heather noted that construction activity continues to progress rapidly and is expected to increase further.

Agenda Item (5) Adjourn. The next meeting is scheduled for May 12, 2026, at 2:00 PM.

(35:27–35:46)

Doug Smith: Motion to adjourn.

The meeting adjourned at approximately **2:35 PM.**

Meeting Attendees

- 1. Nicole Cottle (Chair – Committee Member)**
- 2. Dustin Grabau (Vice Chair – Committee Member)**
- 3. Doug Smith (Committee Member)**
- 4. Ray Whitchurch (Committee Member)**
- 5. Eric Hales (Committee Member)**

6. Dallin Koecher (Committee Member)

7. Max Covey (Committee Member)

8. Morgan Nebeker

9. Rob Donigan

10. Ashley Burr

11. Derek Brenchley

12. Heather Kruse

13. Kurt Krieg

14. Andrew Sellnau

15. Bob Daniel

16. Brent Hall

17. Caytie Frampton

18. Chrissy Barner

19. Derek Herndon

20. Evan Conley

21. Hilary Venable

22. Jeff Benson

23. Jeremy Blickenstaff

24. Michael Kosakowski

25. Michelle Jensen

26. Mike Lightman

27. Paula Eldredge

28. Richard Breitenbeker

29. Selina Hadfield

30. Damon Georgelas

31. Grace Doerfler