



CEDAR MOUNTAIN SERVICE DISTRICT

3620 Mammoth Creek Rd
HC 82 Box 1084, Duck Creek Village, UT 84762
T: 435-682-3225 F: 435-682-3206
www.CedarMountainServiceDistrict.gov

Cedar Mountain Service District Minutes October 4, 2025 Zion View Town Hall

This meeting was held in person at
445 South Cascade Drive, Zion View Mountain Estates
Community Center

Board members present:

District Clerk Zach Hascall

Also present were District Manager Kendalee Cox and Assistant Clerk/Admin Secretary Liz Johnson

Agenda:

Zach Hascall called the meeting to order at 10:03 am. There was no quorum present and the meeting was for discussion with the Public only and no action was taken.

District Clerk Zach Hascall began the meeting by outlining the role of The Cedar Mountain Service District, managing services like EMS, Dust control, and Snow removal. The District is discussing adding dust control to a new area, following a request from community members. The process involves community engagement, board approval, and establishing a structured approach to service expansion.

The Cedar Mountain Service District board is considering implementing a Dust control service for the Zion View Estates community. A poll conducted by the property owners of Zion View on Facebook and through mailed letters showed that a majority of the 655 lot owners are interested in the service. The board will review all feedback and make a decision in their November meeting, with a potential public hearing in May or June of 2026 if the service is approved.

Zach Hascall explains that the subdivision's roads are classified as Class D, meaning maintenance is limited to repairs as needed, and the county does not guarantee grading.

CHAIRMAN | SUZY POLNISCH **VICE CHAIRMAN** | PAULA BELL-SAXTON **CLERK** | ZACH HASCALL
TREASURER | SHERYL SNOW **MEMBER** | BRENT CARTER **DISTRICT MANAGER** | KENDALEE COX

Jan Hoelterling of 495 Inspiration Drive asked what the process of reclassification would be? Zach replied that his best estimation would involve engineering inspections and State approval. While Zach sympathizes with the residents' concerns, CMSD cannot change the road classification or guarantee road maintenance. The speaker emphasizes the benefits of dust control, including road binding and reduced maintenance, and highlights the positive working relationship with the county road department.

Barb Campbell of 1080 Cascade Drive asked if treating just the main thoroughfares in and out of the subdivision could address the majority of the dust problem and perhaps help with the costs? Zach replied that it had been discussed at length by the Board. However, services that are provided must be charged to property owners equally as mandated by state laws. The current rate for this service is \$125 per property, but this could change in the future. While there are concerns about the potential negative effects of the product on trees and groundwater, the benefits include improved road maintenance, reduced dust, and enhanced safety.

Zach explained that Duck Creek Village is on a sewer system due to concerns about septic systems affecting the creek water and the Sevier River. The system cost \$6 million and is monitored for any negative effects on water quality or wildlife.

Jan Hoelterling asked if it was necessary to include all roads for treatment regardless of amount of travel and Zach explained how some roads receive more product due to higher traffic, all roads are treated to manage dust and maintain the budget.

Jeff Deets of 150 Solitude Trail presented a scientific study and voiced concerns regarding chloride toxicity and damage in trees and sparked a lengthy discussion about the concerns. While acknowledging the benefits of dust control, some residents express worry about the long-term ecological impact, particularly on aspen trees. The conversation also touches on the importance of informed decision-making and the potential for skewed scientific studies both positive and negative.

A surplus of \$41,000 was left over after paying bills for the season. The board decided to reserve \$20,000 for potential future expenses and allocate the remaining \$21,000 towards road maintenance.

Frank Kunovic voiced his approval of the service and asked if 10% of reserve funds were used each year for road maintenance? Zach replied with the current year's estimates of funds and how the Board approved the use of funds and how costs fluctuate from year to year and dictate what is left for reserves.

Dustin Mast of 1220 Rugged Road raised concerns about the impact of road dust on trees and the lack of representation on the board from Zion View residents and stated that he did not want the cost forced on him. Zach explained that the CMSD Board would make an informed decision based on Public input. Appointed Board vacancies would be becoming available in 2026 for interested applicants who may apply with the Kane County Commission.

The product application process involves collaboration between the county, a private contractor, and the water district. While the Road Department funds are expended on grading, the issue of drainage lies with the property owner and maintaining culverts and bar ditches.

Chris Maurer of 840 Shale Circle suggested that the Zion View community should petition the county properly as a group to get the roads reclassified. He also had concerns that the road department was consumed with assisting with road maintenance in areas already receiving the service. Zach Hascall repeated that the roads would be graded by classification but that grading roads was not mandatory to applying the product for dust control.

The effectiveness of a dust control product is dependent on weather conditions, with optimal application requiring a wet road to allow the product to bind to the dirt and penetrate the soil. The areas treated under the current service are rotated by subdivision each year. Again, concerns were raised about the potential negative impact of the product on trees and vegetation, particularly in areas with narrow roads and limited buffer zones between the road and tree line. While alternatives to magnesium chloride dust control methods were considered by the Board, they were deemed either ineffective or significantly more expensive.

Shawn Gustafson of 95 Cascade and member of the Zion View POA Board stated that the issue of dust control had been brought to the POA initially when he took office and that was the reason it had been brought to the attention of CMSD. He said that like it or not, everyone would still be neighbors when this issue was settled and he had refrained from responding to many hateful comments on social media regarding the issue. He also believed that the service would benefit the entire community.

Jan Hoelterling asked what kind of effect dust has on the trees. Zach replied that there has been no study but there are many factors that could contribute to the life and health of trees.

John Ryder asked whether there was any knowledge of mitigating the effects of negative effects in low lying areas. Zach said that he would work with the road

department to the best of its ability however, at some point flooding and drainage became the home owners responsibility with existing conditions such as culverts that are in place when properties are purchased.

John Ryder asked if there are different rates of application and an explanation of recommended application rates was given.

The cost of road treatments is a major concern, with asphalt being prohibitively expensive. While some residents prefer less frequent but more durable treatments, others are frustrated by the dust and speeding caused by the current road conditions. The Board is open to considering alternative solutions, including a combination of treatments or a phased approach, as long as they fit within the budget.

Justin Carriveau of 1055 W Cascade initiated a discussion regarding the use of calcium chloride on roads for snow melting in Vermont and how farmland in low lying areas did not seem to be affected. Jeff Deets joined the discussion to add information about different types of chloride/salt minerals and water solubility and how some plants and trees are more resistant than others. Zach commented that the CMSD Board used all information available and will make the best decisions possible.

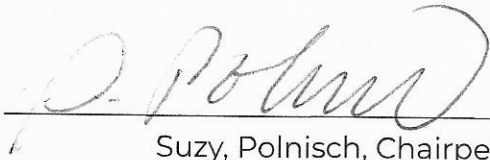
Further discussion included multiple members of the public including Jeff Deets, Greg Winter and Shawn Gustafson and focused on addressing drainage issues and the potential for the county road department to widen the road. Zach emphasized the importance of continued contributions to the POA for future improvements and highlighted the need for a dust control solution.

Zach also addressed concerns about the process for implementing the dust control program and clarified that the Board can start or stop the program at any time and even if implemented it would not necessarily be indefinite. Of the emails received by CMSD 31 were in favor of the service and 14 were against (11 of these were copied and pasted).

The Fire fee was being discussed, with concerns raised about the increase from 300 to 500. The process for notifying residents about potential fee changes involves posting in the newspaper and holding a public hearing, with a decision made at the next board meeting. The Utah Public Notice website is a resource for residents to stay informed about meetings and notifications from various entities.

The meeting adjourned at 12:07 pm.

Minutes approved by



Suzy, Polnisch, Chairperson

Nov 6, 2025

Signed copy on file at 3620 N Mammoth Creek Rd, Duck Creek Village, UT 84762