



CEDAR MOUNTAIN SERVICE DISTRICT

3620 Mammoth Creek Rd
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www.CedarMountainServiceDistrict.gov

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MINUTES OF THE CEDAR MOUNTAIN SERVICE DISTRICT PUBLIC HEARING FOR ZION VIEW MOUNTAIN ESTATES DUST MITIGATION

Board Members present:

Chairperson Paula Bell-Saxton - in person
Vice Chairman Brent Carter - absent
Treasurer Sheryl Snow - Absent
District Clerk Zach Hascall - in person
Member Scott Bowen - in person
County Commissioner Patty Kubeja - in person

Board Member Comments -

Chairperson Paula Bell-Saxton called the Public Hearing to order for the Cedar Mountain Service District on June 5, 2026, at 6:00 p.m to discuss and hear public comment regarding Zion View Mountain Estates (ZVME) Dust Mitigation.

District Clerk Zach Hascall gave a brief overview of the creation of CMSD and all special service districts in the county. As an independent SSD the Board of CMSD has decision making authority to provide up to 4 services. Currently these include Fire/EMS, Snow Removal and Dust Mitigation. These services are provided collecting fees for each service and funds are not legally shared or commingled.

Approximately one year ago, the Property Owners Association of ZVME approached the CMSD Board and inquired about their eligibility and having their subdivision added to the Dust Mitigation service provided. The Board tasked the POA with a structure to gather information and provide documentation of the public's desire to add the service and it was submitted to the CMSD Board. In the past year, the Board held many discussions on the subject and held a Town Hall Meeting October 4, 2025 at the ZVME POA building to discuss and gather information from property owners. As

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

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required by State law, to move forward, the Public Hearing was publicly noticed for two weeks. The Public is allowed to make comments and ask questions. After taking comments into consideration the decision of whether or not ZVME will be added to Dust mitigation services will be decided in the Saturday June 6 2026 Board Meeting.

The presented details included: the increased cost of dust mitigation product and likelihood that the fee would increase to the \$150 range for the 2027 service but requires Public Hearing for fee increase; mileage of roads and parcels in ZVME to cover the cost of service; the goal of the District to reserve 10% of annual fees in reserve to aid in road maintenance or increased costs without having excess surplus; issues with drainage and upgrading, classification of roads by Kane County with no guarantee of increased road maintenance. The proposed service included roads to be treated included the Forest Service road from the Strawberry subdivision to ZVME. All roads in ZVME would be treated once per year, and all parcels charged the same fee for the same service as others in the District. It was also noted that CMSD Board Member and Vice Chairman Brent Carter is a property owner in ZVME and therefore a direct representative of the subdivision.

Public Comment -

April Siragusa asked what danger was posed to animals where there was pooling water.

Zach Hascall responded that water testing had resulted in the installation of the sewer system in and around Duck Creek Village and no reports had ever been made to the District indicating that the Dust service was contaminating the water. There was no data available to support the fact that animals were affected.

Bernadette Almeida - ZVME

"Members of the Board, we are here today to voice our strong opposition to the proposed use of magnesium chloride for dust control on our roads. Primarily due to the environmental risks. We submitted a public records request for copies of letters, emails or written complaints sent to the Board that related to Zion View in support of or opposition to the proposal. After carefully reviewing the official response from CMSD it is clear that the majority of property owners who wrote in are against this proposal. Our POA is voluntary and has no legal authority over individual property owners or

the roads concerning our community. Therefore its recent Facebook poll is unofficial, unverifiable and should not be used as a measure of genuine community support. Importantly most properties in our community are vacant land and many owners do not have cabins here and use roads only occasionally. It's not fair to require these owners to help fund a dust control program on roads they rarely travel. Beyond that, magnesium chloride raises serious environmental concerns and leaches into ground water harming vegetation, trees and plants along the roads. Runoff and chemicals, toxic to wildlife and aquatic life, polluting streams, ponds and wetlands in our area. Once applied it is very difficult to contain or reverse. For these reasons I respectfully ask that you do not move forward with this inclusion proposal for ZVME 2027 Dust Mitigation services."

April Siragusa - ZVME

"I live in Zion View full time from March/April to about November and come in with a snowmobile and I would really, really like to have mag chloride. We are a centerpiece for people going to Strawberry Point. And the recklessness of riders kicking up dust and doing donuts, it would be a tremendous asset to have mag chloride on the roads to help keep our houses clean. So I am for it!"

David Kenney - ZVME

"Most of the people causing the dust are the ATVs. Signs at Strawberry Point and Strawberry Ridge direct people to Highway 14 via Strawberry Ridge. I would love to see a sign that suggests a "scenic drive" for ATVs and points them in that direction. If more ATVs would go on Strawberry Ridge rather than through the subdivision that would be phenomenal."

Shawn Gustafson - ZVME POA Board Member

"I started on the Board 2 years ago and the first question I had to the Board was what is your concern for the community? Everybody said dust control. So I and another Board Member Greg Bailey said let's figure out what we need to do to get this thing done. We talked to Zach who gave the parameters of what they needed to do. We met all of those and by majority vote of the people that participated which was a majority of homeowners in the subdivision, everyone said that they wanted dust control. Not everyone, but the majority. And that's why we came to Zach and speaking for the community on the whole made their opinion and said that's what they

wanted. Now there are people, and I appreciate your concerns, that are not for it and there are people that are for it and the majority in the community are for it."

Karen Coleman - ZVME

"I have been on the Mountain for 20 years and on the Board of Zion View POA for 15 years. Every year that I have been on the Board, people have contacted us about the roads and dust control, for dust control. I would say there are if not a majority, there are a great deal of people in Zion View that would be for mag chloride on the roads there. Not only for the dust control but also that they may receive road touch-up and grading on a more consistent basis than having to beg the County every year to have it done."

Zach Hascall

The dust also poses a safety issue and that is why some trails near the Village have also been treated. The Board submitted requests to the County Commission for funding to help offset some of those costs on sections of roadway and trail that are not part of the service. That could possibly be part of the discussion if Zion View were added.

Related to road signage, there are County Boards (Kane County Recreation and Transportation Special Service District Board) who the ZVME POA could contact to ask for better signage. Speak with County entities about directing people around the subdivision. The CMSD does not have authority to put up signs but is willing to help direct the POA to the right contacts.

Commissioner Patty Kubeja there may be a possibility with the Office of Tourism. There are many factors involved.

Zach Hascall gave the website of CMSD, www.CedarMountainServiceDistrict.gov, where all Board member email addresses are available and offered to stay and answer and other questions.

Board Member Scott Bowen suggested that the property owners approach the ATV rental businesses about routing people around the subdivision.

Zach Hascall made a motion to adjourn the meeting.

Scott Bowen seconded the motion.

Public Hearing Adjourned at 6:40 pm.

Minutes Approved By Paula Bell-Saxton July 8, 2026

Name Paula Bell-Saxton, Title Chair

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



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PUBLIC HEARING

June 5 2026

Zion View Dust

1. NAME AND SUBDIVISION: Ron 4
ZVME Bernacette Almiller
contact info: 702-302-1808

2. NAME AND SUBDIVISION: April Siragusa Zionview
contact info: 801-870-5472

3. NAME AND SUBDIVISION: Karen Coleman Zion View
contact info: 702 525-2083

4. NAME AND SUBDIVISION: Shawn + Anissa Gedelson Zion View
contact info: 702-622-0923

5. NAME AND SUBDIVISION: DAN + PAM Bugbee Meadow View
contact info: 702 592-9971

6. NAME AND SUBDIVISION:

x Jeremy Brooks Zion mtn View Estates

contact info: 7025734845

7. NAME AND SUBDIVISION:

David Kenney # Zion View

contact info: Kenneydb@hotmail.com

8. NAME AND SUBDIVISION:

contact info: _____

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contact info: _____

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contact info: _____

11. NAME AND SUBDIVISION:

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12. NAME AND SUBDIVISION:

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13. NAME AND SUBDIVISION:

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