

Cedar Mountain Advisory Council (CMAC)

Proposed

Meeting Minutes

Meeting Held: 21 April 2007, 1:00 p.m.

Reviewed by Council for Release to Public 27 April 2007 .

Council Members Present: Irene Briggs, Pamela Ence, Wade Heaton, Jeff Hoyt, Ken Klatt, Kathy Martin, Charlie Miller, Joe Miller, Kendra Risdon

Council Member(s) Excused: Dianne Beatty, JJ Smith

Public/Guest Attendees: Dayle Flanigan (US Forest Service); Mark Habbeshaw (Kane Cty Commissioner); LeGrand Bitter (UASD); Ed Robbins (CMFPB); Samantha Stadlander (CM True Value/Movie Ranch); Richard Murn (CMFPB/Zion View Estates); Sheila Miller (Strawberry Valley); Gerard and Jackie Triebold (Strawberry Valley); Don and Saundy VanDine (Meadow View Hgts); Russ Kashka (Meadow View Hgts); Sharon Adams (MVHOA Pres); Jim Brackin (SVPOA Pres); Dee Ashley (Movie Ranch; CMFPD Treasurer); Ray Kohley (Strawberry Valley; CMFPD Vice Pres); Harry and Katy Sanford (Mirror Lake); Tom and Beth Wieland (Mirror Lake); Bryan and Kim Romney (Color Country; CMFPD); Bobby Church (Elk Ridge Estates)

The following is a summary of discussions held for each agenda item:

1. Call to Order
 - a. Kathy Martin, Vice-Chairperson, called meeting to order at 1:00 p.m.
2. Special Meeting
 - a. Introduction of Guests: Kane County Commissioner Mark Habbeshaw, Utah Association of Special Districts Executive Director Mr. LeGrand Bitter, and US Forest Service-Dixie National Forest Mr. Dayle Flanigan
 - b. Presentation of Concept Briefing for Cedar Mountain presented by Kendra Risdon
 - c. Discussion followed:
 - i. LeGrand Bitter: A Service Agency can be created using the inter-local cooperation act. This creates an administrative control board. Grand County has a service agency called the Central Valley Water reclamation district that includes seven participants.
 - ii. LeGrand Bitter: New bill passed effective 4/30/07 which allows a Service Area. (Reference Service Area Act – 17b-2 part 9). Moab has the Grand County Service Area which has three districts with combined services. A Service Area exists on its own, can tax, and issue bonds. SSD can provide any or all services. This type of organization can only have two services under it.
 - iii. LeGrand Bitter: There can be a Special Service District with multiple entities below it. Glenn Canyon is an example of this. It has water, fire, recreation, and sewer services.
 - iv. LeGrand Bitter: There is new legislation effective 4/30/07 which allows non-residents to serve on boards if the district has over 50% of homes

seasonally occupied. There is still an open question regarding out of state non-residents. Interim study in process for agenda to clarify language to recognize out of state property owners.

- v. LeGrand Bitter: Recommended we write an email to Representative Stohl regarding “iv.” above to allow out of state property owners to serve on boards. He will contact us when it is the appropriate time to submit request (July/Aug timeframe).
- vi. Commissioner Habbeshaw: There is no legal obligation to appropriate general funds to a Special Service District; the services are usually paid for by the people receiving the service. The County can fund start up for a Special Service District.
- vii. Commissioner Habbeshaw: Recommended we consider SSD items including sewer. Discussed the potential of an impact fee for sewer in new areas.
- viii. Dayle Flanigan: Reference Townsite Act, Subpart B. A Service District is a legal entity which would qualify to apply for property purchase under the Townsite Act. Up to 640 acres of national forest land adjacent or contiguous to an establish community are qualified for purchase. Property is sold based on fair market value. Uses include: housing people providing service; service industries, expansion of economic enterprises, new industries, school, parks, but excludes commercial or new housing that would change character of local community. Application must include: detail description of needs; reason for transfer; evidence that no equal suitable lands available including private, local, or government land. Private lands are a priority for purchase instead of forest land. Evaluations required, including EIS studies
- ix. Commissioner Habbeshaw: Develop study to acquire municipal properties on the mountain by the County. Consider sewer system and trash transfer station through the Townsite Act. Contact Five County Association of Government (Ken Seizmore) to help with planning and funding.
- x. Commissioner Habbeshaw: Consider KCWCD for vehicle for sewer. Recommend approaching them to take it on as an authority.
- xi. CMFPD is a service area. Which has tax and bond authority. They are not a Special Service District.
- xii. Commissioner Habbeshaw: Consider SSD to: exclude fire, water, approach water about assuming sewer, include higher level of road service maybe take snow removal, solid waste (transfer station) (negotiate with them to build transfer station). Tasked CMAC to put together proposal to Commission.
- xiii. GSA may assist develop package to apply for Townsite Act application.

3. Regular CMAC Meeting Agenda Items:

4. Approve 17 February 2007 Meeting Minutes

- a. Minutes were respectfully submitted to council by Secretary, Kendra Risdon, and approved by Council as written. Motion to accept made by Irene Briggs, seconded by Wade Heaton.

5. Chairperson’s Report

- a. Excused. No new status.

6. Vice Chairperson’s Report

- a. No new status.

7. Treasurer’s Report

- a. No new status.
- 8. Secretary's Report
 - a. Action items updated. See attached Action Item Log.
- 9. Committee/Assignment Reports
 - a. Kane County Commission: No new status.
 - b. CMFPD: Pam Ence reported that the combined meeting between CMAC and CMFPD has been postponed.
 - c. WKCSSD #1: Per Wade Heaton, dumpsters will be available this week at their various locations. Dumpsters will be on a seven day a week schedule. Reminded that residents should be vigilant about what's being dumped. Businesses in village are required to have their own dumpsters.
 - d. KC School District: No new status.
 - e. KCWCD: No new status.
 - f. Forestry Dept: No new status.
 - g. Parks and Recreation: No new status.
 - h. Garkane: No new status.
 - i. SC Comm: No new status.
 - j. Sheriff's Dept: Per Pam Ence, Sheriff's Department will be invited to next CMAC meeting.
- 10. Old Business
 - a. Medical Clinic Status: Per Wade Heaton, Laurali Noteman conducted a walk through of the area above Jacobs Construction. High potential that this area will be used for a medical clinic. County Hospital targeting for summer for opening.
 - b. Email List Status: Over 100 people on email list.
- 11. New Business
 - a. Volunteer Center-Joretta Stewart (cancelled). Jeff Hoyt will schedule her for next month.
- 12. Public Input
 - a. Application was turned in to CMFPD for CMAC use of Fire Station for meetings. Need \$50 deposit for use of Fire Station for meetings. CMAC may ask for waiver of \$50 since they are a non-funded organization.
- 13. Council Comments
 - a. CMAC thanked the public for attending this session.
- 14. Executive Session
 - a. Irene Briggs motioned that we waive executive session, Jeff Hoyt seconded.
- 15. Adjourn – motion made by Jeff Hoyt to adjourn meeting, seconded by Wade Heaton. Meeting Adjourned at 4:10 p.m.

CMAC 2007 Remaining Meeting Dates – Third Saturday of each Month at 1:00 p.m. – check the Agenda for location of meeting for individual meetings.

May 19

June 16

July 21

August 18

September 15

October 20

November 17

December – No Meeting

End Minutes