

Cedar Highlands Roads

7-19-2019

Road Committee
meeting

Based on a 3 million dollar loan/bond from Iron County to fix and maintain the main road, which was an estimate given a few years ago, each lot owner would be required to pay back 18,000+ dollars. This could be paid off in two weeks if an owner wished to. Or each individual would or could pay this off over 10 to 20 years based on what the total bond would be.

I talked to the Iron County Engineer, Steve Platt, on Thursday, July 18, 2019, and he said we should figure about \$20,000 dollars per lot, but all of this is going to be based on the total completed cost of the road construction so this figure could change a little.

I talked to him about the different road surfaces: pavement, chip seal, gravel, and he said the figures he gave me, \$18,000-20,000, are for pavement. I asked if other surfaces were a option, and he told me that that could be something to discuss, but if the County was going to plow and sand the roads in the winter, pavement would be the only surface that would work for them.

The Road would be 28' wide and include all signage and safety barriers. The road is from the pavement at the bottom of the hill to the top of the hill and does not include any side roads, its just the primary road.

To get started the HOA would need to bring a copy of the assessment area to a county meeting with a 50% signed vote and petition to the county commissioners.

If there are 40% who petition (vote?) against the road, the road project is dead.

If the Commissioners accept the proposal then they will assign a contractor to do all the work and see the project through.

What we don't know is if the BLM would kick in some funding for the project; this is something we could start checking on. But it might be that the county would go

after the BLM for some funding,

One thing to keep in mind is that once the county accepts this project and we have paid the bond back (\$18,000 - \$20,000 per lot) we as home owners will never spend another dime on this road, as the county will assume all repair costs including snow removal.

Yankee Meadow Oil Project, The forest service funded the project for that road and the county provided some equipment and help.

For example:

\$3,000,000 divided by 165 lots = \$18,181 total cost per lot

\$18,181 divided by 10 years = \$1,818 per year/lot

\$18,181 divided by 20 years = \$909 per year/lot

\$3,300,000 divided by 165 lots = \$20,000 total cost per lot

\$20,000 divided by 10 years = \$2,000 per year/lot

\$20,000 divided by 20 years = \$1,000 per year/lot

If the County takes over the road, what might the estimated annual HOA dues be?
How would it impact Cedar Highlands Town property tax rates?