

Duck Creek Village Incorporation Meeting Summary

Date: August 4, 2025 @ 6:00pm

Location: Hot Mamas Pizza

Purpose: To explore the potential incorporation of Duck Creek Village as an official town.

Key Attendees:

- Kane County Commissioners
 - Celeste Meyeres
 - Patty Kubeja
 - Gwen Brown
- Keiren Chatterley – Kane County Treasurer
- Darin Bushman - 5 County Association of Governments
- Roger Carter - 5 County Association of Governments
- Duck Creek Chamber Board Members (formerly Duck Creek Village Association)
 - Zach Hascall
 - Sam Stadtlander
 - Cathy Barsness
 - Mike Kenner

Darin and Roger are funded by Kane County and the State of Utah to assist small communities exploring incorporation.

Meeting Highlights:

Incorporation Process Overview:

- Roger presented the basic steps in the incorporation process.
- Darin highlighted specific funding opportunities available only to incorporated towns.

Financial Impacts Discussed:

- Concerns were raised about a possible property tax increase if incorporation proceeds.
 - Roger and Celeste Meyers addressed these concerns, stating it is very unlikely there would be an increase due to the added tax revenue that would come from Duck Creek's potential resort community designation.
 - Keiren & Zach discussed revenue and ownership data based on the property owners within the proposed area of incorporation.
-

Key Points of Discussion:

Pros of Incorporation:

- Greater local control of tax dollars.
- Local authority over community growth and planning.
- Access to additional funding for:
 - Infrastructure projects
 - Disaster relief

- Community improvements
- Designation as a resort community, making Duck Creek eligible for added tax revenue.

Cons of Incorporation:

- Need for volunteer town leadership positions.
- Concerns over whether there are enough full-time residents willing and available to fill those roles.

Next Steps:

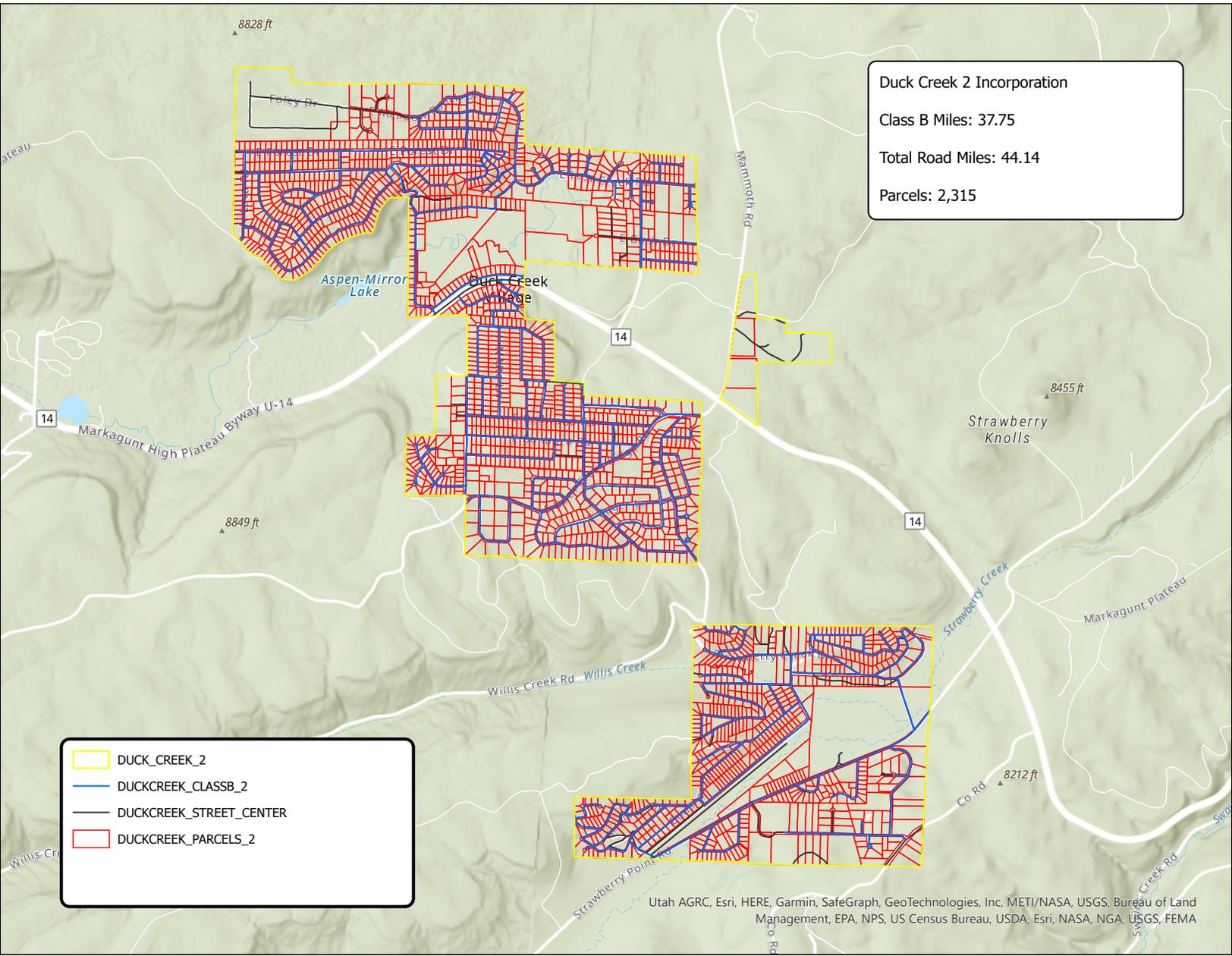
- The Duck Creek Village Association (now operating as the Duck Creek Chamber) will act as the sponsor of the incorporation application.
- The Chamber must now gather signatures from approximately 250 Duck Creek property owners within the proposed incorporation boundaries.
- Gathering enough signatures would allow Kane County and the Utah Attorney General's Office to initiate a Feasibility Study.

Important Clarification:

- Signing the petition does not mean you support incorporation.
 - It only means you support moving forward with the Feasibility Study to gather more information.
- If the study shows incorporation is financially feasible, the final step would be a vote by registered voters within the Cedar Mountain Precinct during the next Kane County election cycle.
- Property Owners with multiple properties (parcel numbers) must sign for each property.

This Summary, along with information gathered throughout the process will be available for review at www.duckcreekvillage.com and on Duck Creek Village Utah FB page.

Property Owners may sign the petition to move forward with the feasibility study by stopping into Cedar Mountain Country Store (True Value) and Hot Mamas Pizza.



Duck Creek 2 Incorporation
Class B Miles: 37.75
Total Road Miles: 44.14
Parcels: 2,315

- DUCK_CREEK_2
- DUCKCREEK_CLASSB_2
- DUCKCREEK_STREET_CENTER
- DUCKCREEK_PARCELS_2

Utah AGRC, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, Esri, NASA, NGA, USGS, FEMA