

# Sewer extension protested

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area, which would be in violation of eight state Land Conservation and Development Commission goals.

She said the land could be better utilized for such uses as agriculture. In the past a large farm, where silver foxes were raised, was situated in this area.

"Cedar Ridge historically is an agricultural area," said Normand. "The soils are class one through four. The land is suitable for farming."

Normand also said the area could be better used for timber production instead of development.

She said that allowing the extension of the sewer line, and the consequential development that would occur, there will be "a serious and detrimental effect on fish and wildlife resources and water quality."

In addition, Normand said there are "serious questions" as to the suitability of the area for

development. "There are potential hazards from flooding, erosion and siltation (of the Sandy and Salmon Rivers), as well as mudslide potential in this area as a consequence of development," said Normand.

"Those issues have not been addressed (and) appropriate safeguards have not been adopted."

Normand said when representatives from the county went before the Land Conservation and Development Commission in December they claimed that unless the Cedar Ridge area is allowed to be developed "their existing investment in the sewer plant would be lost."

"If there was a bad investment or a gamble made, particularly on federal funding which might (have) been available," said Normand, "there is no reason to put bad money after bad money."

Normand said that other

alternatives to developing this area haven't been explored. These include allowing residents in the area between Arrah Wanna and Wildwood to hook-up instead of "jumping over the area and going to Cedar Ridge first."

One member of the commission said that Normand and her clients are 25 months too late in bringing up these issues in an attempt to challenge the expansion.

Normand disagreed, and said, "The commission had a responsibility to consider all these issues in a request for an extraterritorial expansion."

She said that just because there has been an annexation into the service district that it does not necessarily mean Cedar Ridge was meeting all the requirements.

In respect to the public's interests and rights pertaining to natural resources, Normand said that the extension of the

sewer line would be in violation of the public trust, which is a constitutional right.

Any development would have a serious impact on these resources since land use policies and goals would be violated, said Normand.

Bob Stevens, a homeowner in the area, testified that they had fought against the original Cedar Ridge development, which was proposed ten years ago and defeated after going to great lengths.

Stevens said that when he and others heard about the sewer district they were informed there was going to be a vote of the people. The county later informed them that they could not vote since they were not within the boundaries.

"Well low and behold I find out only nine months ago that Cedar Ridge has been annexed and we were not notified," said Stevens.

"I have 600 and some feet of frontage on the Cedar Ridge area and had no notification what-so-ever."

"I think sometimes things are done to circumvent public input and that's why we're here tonight," said Stevens. "It may be ex post facto but all of our information is relevant."

The commissioners objected to the oral testimony of the opponents, claiming that it did not pertain specifically to the sewer line extension.

The commission did accept, however, written testimony but did not review the materials before voting 10 to one in favor of extending the line.

Neither MACC members nor their attorney would comment about whether they will appeal the commission's decision before the Land Use Board of Appeals or if any other legal action would be taken in the near future.

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