

The

PINE VALLEY

COMMUNITY

GENERAL PLAN

**Part of the Washington County
General Plan**

2003

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PINE VALLEY COMMUNITY GENERAL PLAN

INTRODUCTION

The General Plan for the Pine Valley Community is a part of the General Plan of Washington County. Planning in Washington County began about 1970 and has continued since that time. The most recent update of the plan was in November 1995. However, a Plan for the Pine Valley Community was prepared in 1992 but did not consider the Pine Valley area in any detail. In the year 2002, the County Commission appointed a planning committee to work with the County in the updating of the General Plan for Pine Valley. This committee has worked diligently for the past year to gather information relating to the valley, review and strive to understand the information gathered and to prepare an updated plan for the Pine Valley Community. Included in this effort was a community survey sent to all property owners in the valley to gain input as to the things that are important to those that live here whether year around or during the summer months. This plan then, becomes the first comprehensive look at the Pine Valley Community area.

BASIS FOR PLANNING

The authority for a General Plan comes from enabling legislation passed by the State of Utah and found in the Utah Code, Article 17, which outlines the methods to be followed, and charges the County Planning Commission with the development of a General Plan.

Many other public agencies also are involved in planning for the areas that they are responsible for, such as the Bureau of Land Management, the National Forest, and the National Park. The Forest Service is presently involved in an update of the Forest Management plan for the Dixie National Forest that will impact land surrounding the Pine Valley Community.

PURPOSE OF THE PLAN

The purpose of the plan is to serve as a guide for orderly development. It sets the pattern for growth and change. It expresses the goals as to what the area should look like in the future, and it establishes the policies or guidelines for achieving these goals.

THE GENERAL PLAN AND ACTION

Effectuating the Plan is the responsibility of public and private groups. The Plan alone does not cause things to happen, nor does it give precise recommendations for development of various projects. The Plan provides the road map to follow. Vehicles of implementation, such as the Zoning Ordinance and the Subdivision Ordinance, are needed to carry out the provisions of the General Plan.

UNDERSTANDING THE PLAN

The General Plan identifies various land use categories and considers the use of each of these classifications. Many of these types of land use are considered in terms of Goals and Policies that are adopted as a part of the Plan. Goals and policies are described as follows:

A GOAL represents an objective relative to some aspect of development that the County has determined to achieve.

A POLICY is an action that will allow, or help the County to achieve the desired goal.

ELEMENTS OF THE PLAN

The Pine Valley Community is a beautiful area with many unique characteristics. There are many qualities about the area that set it apart from other areas of the County. Therefore, as the area continues to grow and develop, it is necessary that the things that make Pine Valley what it is, are preserved. The amount of land is limited because the valley is surround by public land under the jurisdiction of the National Forest system. There is a limit to the amount of water that can be developed in the area as well as a limit to the number or solid waste (septic tank) disposal units that can be constructed without the need for a central collection and treatment system.

It is the intent of the Plan to guide development in a manner that will maintain and protect the values that have caused people to come to this area. The Goals and Policies of the County to accomplish this purpose are identified in the various elements of the plan.

BACKGROUND AND HISTORY

Pine Valley is located near the geographical center of Washington County. The valley is surrounded by the Pine Valley Mountains. Vehicular access is limited to a paved Forest Service road running eastward from the town of Central. Central is served by State Highway 18 which connects St. George on the south and Enterprise on the north.

Andrew Karl Larson in his book I Was Called To Dixie, describes Pine Valley in the following Manner. "Pine Valley is near the headwaters of the Santa Clara, in a sequestered spot that delights the eye of the beholder when it comes suddenly into view as he tops the hill on the northwest. So must it have delighted the sensibilities of Isaac Riddle when the valley came into his vision as he came over the eastern rim in 1855 looking for a strayed cow belonging to the members of the Indian Mission at Fort Harmony. What he saw was tall lush grass that rubbed his horse's belly and wet his stirruped feet as he rode through an area yet untouched by man. The tall timber of aspen, spruce, and pine grew thick on the slopes of the rugged hills and in the canyons that opened into the valley."

Timber attracted the first settlers of the valley and with the construction of a saw mill in the valley in the fall of 1855, much needed timber and shingles were provided to surrounding settlements including the St. George valley, southern Nevada settlements as far south as the Muddy settlement near Overton and to Pioche on the north, as well as to Silver Reef on the east side of the mountain. In fact, timber for the St. George LDS Tabernacle, and the Salt Lake Tabernacle Organ came from Pine Valley.

As the timber industry gradually died out, farming and livestock raising increased. In 1868 the frame chapel, designed by Ebenezer Bryce, an Australian ship builder, was built of native timber. There are still a number of pioneer homes standing in Pine Valley as evidence of the work of early pioneer stock settling in the valley.

In time the number of residents in the valley declined from a high of about 300 until finally there were no full-time residents living there. Over the years, Pine Valley became more known as a summer home area for residents of southern Washington County and southern Nevada. Not until the 1970's did people once again began living year around in Pine Valley. There are currently 30 - 35 families claiming Pine Valley as their permanent home. That number increases many fold during the summer months when seasonal residents return for the summer.

QUALITY OF LIFE

There is a quality of life in Pine Valley that is available nowhere else in this area. The town has a historic flavor to it because of its history and background. This element itself creates a certain feeling toward the valley because of its pioneer heritage.

Another factor that impacts the quality of life is the surrounding National Forest. The valley is a small island surrounded by public land, thus limiting the amount of development that can take place. The Forest Service is encouraged not to trade private land found elsewhere in the National Forest for land adjacent to Pine Valley. The size and scale of the community is very important to the residents of Pine Valley.

The fact that the valley is predominantly made up of residential dwellings and open space, without the impact of significant commercial or any industrial development, adds to its unique character. As identified throughout this plan, the residential and open space character of the valley should be protected and preserved while other conflicting uses should continue, for the most part, to be minimized. Any industrial development should not be allowed.

Changes to the character of the valley should come slowly, and then only after careful thought and consideration as to their impact on the quality of life that people here have come to expect. Besides the temperature change in Pine Valley compared with the temperatures elsewhere in southern Utah and southern Nevada, it is the quality of life that attracts people to the Pine Valley area. This plan attempts to identify in more detail some of the qualities that make Pine Valley what it is, and recommendations are made for maintaining that quality while still allowing the valley to continue to grow and develop.

TOPOGRAPHY, GEOLOGY, AND CLIMATE

Pine Valley is set in the midst of the hills of the Pine Valley Mountains. Located at an elevation just over 6,500 feet above sea level, the valley is several thousand feet higher than the southern part of the County. It is small wonder that the early settlers quickly learned about going to Pine Valley during the hot summer months.

Temperatures in the valley vary in the summer with warm days and cool evenings. The valley remains cool until after sunrise in the mornings. High daytime temperatures may be in the 80's compared to well over 100 degrees in the lower valley's. Winter temperatures are much cooler with daytime temperatures often remaining below freezing and dipping well below zero at night.

The community is somewhat flat with a general slope from the easterly end of the valley to the west. Mountain slopes rise rapidly from the valley floor to the tops of the mountains at over 10,000 feet in elevation.

The valley is generally located within a tertiary sedimentary and igneous rock formation which in turn is underlain by the clarion, grapevine wash, iron springs, dakota, carmel, and temple cap formations before reaching the navajo sandstone.

ENVIRONMENTAL CONDITIONS

The major environmental concern in Pine Valley is the effect that groundwater has on the future development of the valley and the impact that it may have on other areas outside of the valley itself. From the groundwater protection study developed by Hansen, Allen, and Luce, published in July, 1998, two potential areas of concern are identified as follows:

1. Groundwater flow patterns within the valley are generally controlled by alluvial flow systems with ground water gradients of 6.7% to the west toward the town of Central. With a developed zone some 4,500 feet wide, an average saturated thickness on the order of 200 feet, and a permeability of between 10 and 25 feet/day. The total ground water moving westward would be between 5,050 and 121,653 acre feet per year. It is estimated that it would take approximately 18.5 years for a contaminant originating in Pine Valley to travel the five miles to Central.
2. The second community potentially impacted by Pine Valley contamination may be those utilizing ground water wells located within the Millcreek drainage north of Washington. A review of geologic mapping shows strong north-south trending fracture systems which have been documented to traverse at least 2/3 of the distance between Pine Valley and the City of Washington. A contamination source therefore within Pine Valley that entered an open fault system may find its way to the Millcreek well field. Should such a flow path exist, it is estimated that it would take some 75 to 80 years for the contaminant to show up in the Millcreek drainage.

The same groundwater protection study made a recommendation for septic tank density to protect downstream water from becoming contaminated. The actual figures from the study indicate a density of two acres per septic tank in the Pine Valley area. Such a density, applied to the land in the basin, would allow for an additional 520 dwelling units north of the river and 1,610 dwelling units south of the river. These figures likely represent more dwelling units than the amount of vacant, privately owned land will support at a full build-out level. This is particularly true if no development takes place in the meadow area of the valley where the water table is probably too high to permit installation of septic tanks.

LAND USE ANALYSIS

During the fall of 2002, a land use survey of the valley was completed by members of the Planning and Historical committee. The valley was divided up into sections and the survey was recorded by section. (See Figure 1) The number of single family homes at the present time in the valley is 401. Additionally, there were 300 vacant building lots identified which could provide sites for 300 more homes to be built. Most of the existing homes are second dwellings or summer homes. However, there are presently about 35 of these homes occupied on a full-time basis by year-around residents. Using the State average of persons per dwelling unit of 3.7, there could be as many as 1,483 residents of Pine Valley in the area on any given day or week-end during the summer months when most of the dwellings are occupied. An additional 1,110 residents could be added if all vacant building lots were built on.

In addition to the residential lots, there are 18 parcels of agricultural land that also contain residential dwellings. They are classified in the land use survey as residential agriculture. This would increase the population potential by another 66 residents, making the present "build-out" population of Pine Valley somewhere near 2,650 to 2700 residents. While most of these would be summer time residents, the number of year around residents continues to increase.

Besides the parcels of land discussed above, there were identified some 19 vacant parcels of varying sizes throughout the valley. This number indicates that there is still additional land that could be developed with building lots in the future, with a still greater increase in the number of potential residents.

While not specifically a part of Pine Valley insofar as this planning study is concerned, the National Forest campground east of Pine Valley provides campsites used by residents of other areas. This adds many more people to the population of the region at any given time. The campers are not considered to be residents of the valley. However, they all travel through the valley to and from the campground which adds traffic on the streets. Others come to the valley to stay at the Pine Valley lodge, or to eat at the fine restaurant in Pine Valley. Some others come to Pine Valley simply to sight see, or to get away from the heat of the lower valley for a period of time.

Other uses identified in the land use survey include commercial uses which include the lodge, restaurant, and a real estate office. There is also a church building in Pine Valley. Dixie State College maintains a building in Pine Valley for educational purposes related to the College. It is

not available for use by the general public.

The National Forest also maintains buildings inside the townsite of Pine Valley. These include a visitor center, lodging facilities for employees, and maintenance facilities. There is a new and an old fire station in the valley as well as a Post Office facility. The fire station also includes a meeting room that is used for town meetings of the Special Service District Board and the Planning and Historic Advisory Committee.

The largest single use of land in Pine Valley is for agricultural use. The beautiful meadows that lie in the center part of the valley encompass some 550 acres. Much of this land is sub-irrigated by the Santa Clara River flowing through the valley. This same river, because of the high water table that it creates through much of the meadow land, causes much of the land to be unsuited for installation of septic tanks which would be required for residential development. For this reason, unless a sewage disposal system was installed in the valley, which most residents hope to avoid, the land will, for the most part, probably remain classified as agricultural land.

Altogether in the Pine Valley community townsite there approximately 1,300 acres of land. This acreage includes the cemetery that was originally part of the National Forest, but was deeded to the Pine Valley Water Company some years ago for upkeep and maintenance. The cemetery lies just outside of and adjacent to the original townsite.

The following table (Table 1) summarized the information contained in the Land use survey that was done in the valley.

TABLE 1
Pine Valley Historical Advisory Committee

Land Use Survey Summary

Survey Area Description	Land Use Types													Total
	SF	IMF	RA	A	VL	VP	R	C	CF	E	FS	G	US	
Ranchos Sheet 1	18		1		15									34
Ranchos Sheet 2	17				14									31
Ranchos Sheet 3	11				17									28
Ranchos Sheet 4	19			2	19									40
Ranchos Sheet 5	17		1		3									21
Ranchos Sheet 6	26				13									39
Ranchos Sheet 7	16		1		15									32
Ranchos Sheet 8	21				10									31
Ranchos Sheet 9	9				8									17
Ranchos Sheet 10	1					3								4
Cox 1	25				11									36
Cox 2	22				14									36
Cox 3	9				3									12
Springs	5				24									29
300 West - 400 West	15		2		14	1								32
200 West	10				7	3								20
100 West - 300 East N - S	21				17	1								39
420 East	7				7	1								15
Red Willow- Stone Meadow	4				4									8
West Main St.	13				7	9	1			1				31
East Main St 1	21			5	1	4		1			2			34
East Main St 2	17			3	2	17	1							40
East Main St 3	10			1	11	2			2					26
Graff Circle	5					5								10
West 100 South	21				1	8	4			1				35
East 100 South	12					2								14
100 North	14					11	2							27
Alpine Meadows	3					24								27
Pine Valley Rd	12		4		7	2			1					26
Fields West of Grass Valley Rd					22									22
Fields East of Grass Valley Rd					23									23
Unsurveyed											0		0	0
Totals	401	0	18	73	300	19	1	2	2	1	2	0	0	819

Lots with houses	419
Vacant Lots	319
Agricultural Lots & Parcels	73
Commercial Properties	2
Other Properties	6
	819

AGRICULTURE / OPEN SPACE

Agricultural and open space areas of the valley may include the National Forest land surrounding the community, some of the steep hillside slopes in parts of the valley, and the meadows along the Santa Clara River running through the center of the valley. Following are goals and policies relative to the agriculture / open space classification and use of land in the Pine Valley community:

GOAL: Identify agricultural / open space areas within the valley and provide protection from development in the areas identified. Areas that because of steep slopes, high water table, or other natural considerations should be maintained as agricultural or open space areas in order to protect the health, safety, and welfare of the present and future residents of the valley.

POLICIES:

- Maintain an agricultural / open space designation along the Santa Clara River and all associated land having a high water table not conducive to septic tank installation.
- Some of the meadow areas may be in the 100 year flood plain. Do not issue building permits, or approve subdivisions in these areas.
- There are some streams and washes coming from the adjacent hills toward the Santa Clara River. Maintain these streams and washes and preclude them from being developed, or filled in by other adjacent development.
- Encourage the National Forest not to exchange any forest land in the valley for private land located elsewhere in the County. Allow the public lands to provide a buffer between the valley and other private lands outside the valley.
- Protect steep hillside land from being scarred by grading for home or subdivision development.
- Continue to encourage uses in agricultural and open space areas that will allow these areas to remain open. Livestock grazing in the valley should be continued and encouraged on low lying lands with a high water table.
- Establish zoning classifications that will preserve the Agricultural / open space lands identified in the valley as well as protecting the open space forest lands surrounding the valley.
- Encourage “green belt” classification of agricultural land.
- Encourage the establishment of agricultural protection areas according to State and County ordinance to protect the agricultural use.

- Educate new residents as to the agricultural character of the valley and solicit their support for agricultural use of land to avoid citizen complaints against livestock grazing operations.
- Work to maintain the quality of water in the Santa Clara River as it passes through the Pine Valley community.

RESIDENTIAL DEVELOPMENT

Residential development is the primary type of development taking place in the Pine Valley community. There are three distinct residential areas in the valley. These include (1) the west area of the valley containing the Pine Valley Ranchos and other areas located nearby, (2) the central part of the valley which is dominated by the original town site development of lots, blocks, and streets, and (3) the subdivision and commercial development lying between the original townsite and the forest boundary on the east

GOAL: To provide for residential housing in attractive, functional neighborhoods to meet the needs of potential residents.

POLICIES:

- Residential development should be encouraged to continue as the predominant type of development in the valley.
- Continue to use the same standards for manufactured homes as for other types of residential construction.
- The Zoning Ordinance should be used to determine the housing densities in different areas. Identify such densities in areas where they are not already designated.
- Maintain the overall density recommendations of the Ground Water Protection Study.
- Consider developing a plan for density transfer from areas where development is not feasible to areas where a greater density could be approved .
- Encourage home owners to use “earth tones” on exterior and roof treatments when constructing new homes in order to create a community that harmonizes without calling undue attention to particular dwellings because of bright color tones.
- Encourage residents to plant trees within lots and along streets. This would help beautify the town, and by placing the town under a canopy of trees, it would help provide shade and cooler temperatures during the summer months.

- There are many “small” parcels of residential property in the original town plat. While these small lots are legal lots of record, lot owners should be encouraged to combine small lots into larger parcels that comply with the current zoning classifications.
- Encourage new residents to take into account the relationship of their home to those around them in considering the height and size of a new dwelling, the direction of desirable views, etc., in order to help maintain a sense of scale in the valley, thereby not simply creating a valley filled with “large boxes” which block the view shed of others.

COMMERCIAL DEVELOPMENT

Commercial development in the Pine Valley Community should be kept to the minimum needed to serve the convenience needs of the residents. People are attracted to Pine Valley not only because of the summer climate, but also the peace and quiet that prevails in the valley. No development which could change that characteristic of the valley should take place.

Most residents are not in favor of additional commercial development as evidenced by the responses to the citizen survey recently sent out and returned by residents of the valley. Respect the wishes of the majority of the residents. The number of requests by single individuals for specific commercial businesses does not warrant significant expansion of the commercial area beyond the present boundaries.

GOAL: Allow only sufficient development to provide for the convenience commercial needs of valley residents.

POLICIES:

- Limit commercial development to the areas where limited commercial development already exists in the valley.
- Any request for additional commercial business must provide for water and waste disposal in the same manner as for residential development.
- Encourage existing commercial business to maintain a high quality of appearance and service.
- Do not permit any commercial or non-commercial activity in the valley that would generate light, sound, or increased traffic not consistent with normal residential development

PUBLIC FACILITIES

Public facilities account for a great number of things that are of importance to the residents of the Pine Valley community inasmuch as individual home owners and business owners are dependent upon such things as water, power, waste disposal, access and circulation, and other similar infrastructure that goes toward making up a viable and liveable community. The following are some of the services that are available in one form or another that go toward making Pine Valley a delightful place to live.

Cemetery The Pine Valley cemetery is located at the intersection of the Pine Valley road and the roadway running eastward from the Pine Valley road along the north side of the valley. The cemetery is owned and operated by the Pine Valley Irrigation Company. The size of the property is ten acres, about two acres of which have been developed and platted.

There is no landscaping in the cemetery, it is covered with natural vegetation. There is no water available and maintenance is done by way of volunteer labor during periodic cleanup days. The road to the cemetery and parking at the cemetery have recently been graveled and improved. It is estimated that the cemetery should serve the community for at least fifty years. There is a charge for burial plots which could be amended from time to time by the water company.

GOAL: Provide an area where those desiring to do so can acquire burial plots and be buried in the Pine Valley cemetery at a minimal cost.

POLICIES

- Continue to maintain the cemetery as is presently done by the Pine Valley Irrigation company.
- Encourage citizens to “turn out” to help on clean-up days to keep the cemetery looking neat and attractive.
- Do not change the character of the cemetery through the removal of natural vegetation, landscaping, etc.

Fire Protection The Pine Valley fire department consists of one paid officer and one paid secretary along with a volunteer force of 14. The department has a new (1998) fire station, 2 pumper, 1 reserve pumper, and two brush trucks. The present fire rating is a 6. This was last evaluated in 1998. The fire department works under the supervision of the Special Service District.

GOAL: Continue to improve the ability of the fire department to serve the community of Pine Valley, and continually work to lower the fire rating from its present level.

POLICIES:

- Continue to train fire fighters in all aspects of fire fighting, including structural and wild land fire fighting.
- Continue to acquire fire fighting equipment for the fire fighters.
- Encourage the Forest Service to continue to develop a “fire break” around the community on the adjacent forest service land.
- Continue to work with the irrigation company to install additional fire hydrants in newly developed areas and to locate additional hydrants in already developed areas as necessary.

Law Enforcement Washington County is responsible for law enforcement in the Pine Valley area. The County also has a contract with the Forest Service to provide law enforcement on National Forest land adjacent to the community, including the forest campground area.

GOAL: Continue to improve the level of law enforcement in Pine Valley.

POLICIES:

- Work with the County Sheriff and other County authorities encouraging them to increase the number of patrols in Pine Valley especially during the summer season and on holiday week-ends.
- Work toward having a full-time, or part-time officer in Pine Valley during summer or peak times of the year, and encourage more coverage during the off-season.

Postal Service Postal service is provided by the United States Postal Service office out of Cedar City Utah. Deliveries are made six days per week, excluding Sunday's and holidays. Mail is delivered to a building located on Main Street, next to the fire station. The facility provides a mail drop only, and no other services are available. There are 304 regular boxes that are available. The current level of service is excellent.

GOAL: To maintain the quality of service that is presently available to residents of the Pine Valley area, and to continue to improve facilities and service as time goes on.

POLICIES:

- Continue to make the Pine Valley Post Office one that the residents of the valley and the Post Office officials can be proud of.

- Continue to provide a service to the residents of the valley by having bulletin board space announcing community activities and making the post office a gathering place for residents.
- Expand the facility as necessary to provide for the needs of the residents, and at some future time, construct a permanent, enclosed building with additional services found at regular post office buildings.

Waste Disposal Presently the valley is served by a common garbage disposal site about one mile out of town on land provided by the Forest Service adjacent to the highway coming into Pine Valley. The site is maintained by the Washington County solid waste district. The district is made up of one representative from each of the incorporated cities in the County and one County representative. This facility provides a significant improvement over previous collection sites which provided for several small collection sites around the valley.

GOAL: Work with the solid waste district to continue to improve the quality of service at the collection site, especially during summer months, on week-ends and holidays.

POLICIES:

- Continue to keep the area around the dumpsters cleaned up and presentable to residents and visitors.
- Request from the solid waste district that collections be more often on week-ends and holiday periods.
- Work to have larger dumpsters (roll-offs) made available at the site for week-end and holiday use.
- Continue to increase the number of dumpsters beyond the present number as the community continues to grow and develop with more and more residents using the service.

Culinary Water Culinary water to Pine Valley is provided through springs and storage tanks located in various parts of the valley. There is a 200,000 gallon storage tank on the west side of town and a 250,000 gallon tank on the east side. The main spring produces a flow varying between 630 and 250 gallons per minute depending upon the season and the length of the drought that the area is currently in. Four Hundred acre feet of water is presently committed to the system and an additional 1,800 acre feet could be added as necessary. A new well is currently nearing completion and will be added to the system as soon as it is complete.

GOAL: Make certain that there is sufficient culinary water available at all times to serve the needs of the community for culinary use and for fire protection.

POLICIES:

- Monitor the system regularly to determine that there is adequate water in the system at all times to meet the needs of the valley.
- Comply with all State testing and monitoring requirements to make sure that the system is state approved at all times.
- Add additional water to the system when necessary to provide for the needs of the residents.
- Continue to upgrade the distribution system throughout the valley to make sure that there is adequate water and water pressure available at all times.
- Make sure that there are adequate fire hydrants throughout the community to provide for fire protection. Coordinate fire fighting needs with the fire department.

Electricity

Pine Valley is served by the Dixie Escalante Rural Electric Company. The capacity of the line at the present time is 2.5 megawatts. A new line has been constructed from Pinto which will provide 13.7 megawatts of power. The equipment for a new sub-station has been ordered, and will be installed within a week of its arrival. It will be located near the solid waste facility and will allow the 13.7 megawatts to be utilized. The system would then be adequate to serve approximately one thousand dwellings.

GOAL: Develop sufficient electrical power in Pine Valley to provide for the present and future needs of the residents, both permanent and part-time.

POLICIES:

- Support the Forest Service in providing the necessary easements to allow the sub-station to be constructed.
- Encourage development of the new sub-station as soon as possible to continue to make adequate power available.
- Monitor the electric needs of the valley and communicate the need for power regularly with the power company.

Communication Pine Valley is presently served by Quest communications for telephone service. According to telephone company representatives, there is sufficient capacity in the present system to provide telephone service to anyone in the valley at the present time and well into the future. Only if some type of large-scale development took place would the amount of lines available become a problem.

Presently fiber optic lines run only as near as the Veyo area. They may not be readily available in Pine Valley. Because of the seasonal character of the valley, major changes in the telephone system are not anticipated in the near future other than continuing to accommodate the request for telephone service by single family home owners on an as-needed basis.

Depending upon the company providing the service, and the location in the valley of the person using a cellular telephone, cellular phones provide some additional service to the area. Quality of service by cellular telephone is known to vary somewhat throughout the valley.

GOAL: Continue to have good telephone service provided to residents of Pine Valley.

POLICIES:

- Support the telephone company as necessary in continuing to provide adequate telephone service to the valley.
- Encourage the telephone company to continue to upgrade the system with improved capabilities as they are able to do so.
- Do not support the installation of cellular towers anywhere in the valley where they could be seen by residents from their various home locations.

Circulation & Transportation Circulation and transportation are very important to the residents of the Pine Valley community. Only the main road from Central to Pine Valley is a paved road. This road extends through the community to the Pine Valley Forest Camp Ground, and westerly to the western end of Main Street. All other streets, except those in some of the more recent subdivision developments, are gravel roads. A secondary access into Pine Valley is on Forest Service land running north from the Pine Valley / Central road. This roadway runs through Grass Valley and connects with the Pinto and New Castle areas. This road is generally unimproved, and it would be up to the Forest Service to make any needed improvements.

GOAL: Work with Washington County and the Forest Service to continue to improve and upgrade the roads in the Pine Valley community.

POLICIES:

- Prepare a map of roads in Pine Valley and identify the condition and needs associated with each roadway.
- Discuss with the County the present level of maintenance that is provided in each of these road areas.

- Encourage the County to work with the Forest Service for continued improvement of the road between Pine Valley and Central.
- Encourage land owners in any given subdivision who desire to have their roads paved to work together, or with the County, to create improve districts for those areas desiring improvement.
- Work to encourage the Forest Service to dedicate their portion of the roadway serving the north side of the valley.
- Work with the County to develop a plan for snow removal to be carried out on valley roadways during winter months.

Historic Preservation There are a number of historic homes and other locations in Pine Valley. Several homes were built by early settlers and are still used today. In addition, the site is still known of several historical sites related to the lumber industry that should be identified and preserved.

GOAL: Preserve and identify historic homes and other historic sites in Pine Valley.

POLICIES:

- Catalog the location of all historic homes and other historic sites in the valley.
- Create an identifying marker or historic sign that could be used to identify each of the previously cataloged sites.
- Map the location of each identified site and make this map available to residents and visitors to the valley.
- Prepare a short written history of each of the historic sites identified. Include the history as a part of a visitors guide or historic map of the valley.

Parks & Recreation Pine Valley is surrounded by the National Forest. In addition, there is a forest camp ground adjacent to the community. Most of the people who come to Pine Valley come for rest and relaxation. The recent community survey filled out by full-time and part-time residents indicated that there is no current demand for structured recreation facilities in Pine Valley.

There is sufficient land adjacent to the fire station, approximately nine acres, that could be developed at some future time for park, recreation, and picnic facilities should the demand for such kind of activity increase in the future. Likely such improvements would be made by the volunteer efforts of residents. At this time, no structured recreation facilities are planned for Pine Valley. This reflects the desire of most of those returning survey forms. The

adjacent Forest Service development provides for picnics, hiking, fishing, and other relaxing activities.

Paths & trails There are presently a significant number of walking and hiking trails in the valley with trail-heads on Forest Service land. Some of these trails allow motorized activity, some do not. Maps of trail systems are available at the Forest Service visitor center. The citizen survey recently completed indicated that there is not a demand or a need for walking, or trails of other kinds, to be developed in the community at this time.

Pine Valley is in an area where various trails are planned and are in the process of being proposed on a broad scope as a part of a county-wide or multi-county trail system. Some of these trails may connect closely to the Pine Valley area. The Pine Valley community is opposed to any inter-county trails passing through the community. In approving any such trail system, provision must be made to go around the town rather than through any portion of it. The construction of a bridge across the gulch west of town has been discussed. This would provide the necessary connection between the Grass Valley Forest Service road and the old Pine Valley road on the south side of the gulch and west of town. A better solution might be to locate any inter-county trail further to west of Pine Valley entirely.

Additional efforts toward local trail development could be taken up again at some future time when there is an indication that such facilities would be desirable to residents of Pine Valley.

Special Service District As with most of the unincorporated parts of the County, and authorized under authority of the Utah Code, a Special Service District has been created in the Pine Valley Community. Special Service Districts are created for the purpose of providing for the special needs of a given area that may not be needed in exactly the same manner as other areas of the County. The Pine Valley Special Service District was created by resolution of the County Commission on December 27, 1978

This Special Service District was formed primarily to take care of the needs of the residents of the valley in the area of fire protection, water development, and septic tank disposal. Other functions of the board may be added from time to time by the County Commission as it is shown that other needs should be addressed. The board has the authority to levee taxes for the purpose of taking care of the needs of the Valley. At this time, the members of the board are appointed to staggered terms by the County Commission. The board meets on a regular monthly basis and is available to consider concerns of any resident of the valley at any time.

SUMMARY AND CONCLUSIONS

Pine Valley was first discovered by pioneer settlers as early as 1855. The valley has gone through several changes since that time which include a period of timber production during which time there was a significant population in the valley. Following the demise of the timber industry, the valley changed to mostly an agricultural setting with livestock and animal production providing the main activity in the valley. From a population of some 300 residents, the valley changed to the point where no one lived there on a year around basis. In the 1970's there once again began to have families living in the valley on a permanent basis although the predominant use of land since the 1970's has been for seasonal or summer home development.

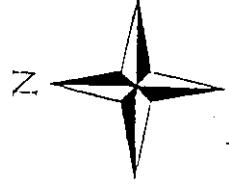
Presently, the greatest use of the valley is for residential use on a seasonal basis. The center of the valley is still used for livestock grazing. The attraction of the valley is its peaceful, pastoral setting where things are quiet and where one can get away for a time from the "hustle and bustle" of city life. For this reason alone, residents are very hesitant to see any significant changes in the valley in terms of commercial development, public recreation activities outside of the forest campground, and other development that would tend to urbanize the valley.

Most residents responding to a questionnaire sent out by the special service district and the planning and historical committee either didn't respond, or of the nearly 50% that did respond, indicated that they most liked the valley the way it was and did not want to see any significant change in any area of development.

For this reason, the planning and historic committee, in preparing this General Plan of the valley to guide growth and development, have been very conservative in their recommendations for change. Most categories of land use are recommended to maintain their current status and public services are recommended to continue to provide for the growth of the valley, but not to introduce any number of services that are not presently found.

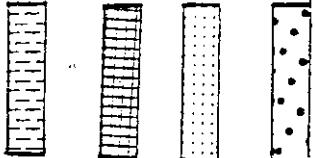
There were individual requests for certain changes such as more commercial, a golf course, parks and recreation areas, paths and trails, etc., but these comments represented the thoughts of only one or two rather than the majority who responded to the survey. A copy of the survey, along with the numbers and percentages who responded is attached to this plan as an appendix to it.

This plan will be forwarded to the County Planning Commission for review and recommendation, as required by State law, and then considered in public hearing by the County Commission for adoption as the General Plan of the Pine Valley community. It will then be added as a part of the General Plan of Washington County and will be referred to for information whenever any significant proposal for development in the Pine Valley area comes before the Planning Commission or the County Commission.



PINE VALLEY GENERAL PLAN

LEGEND

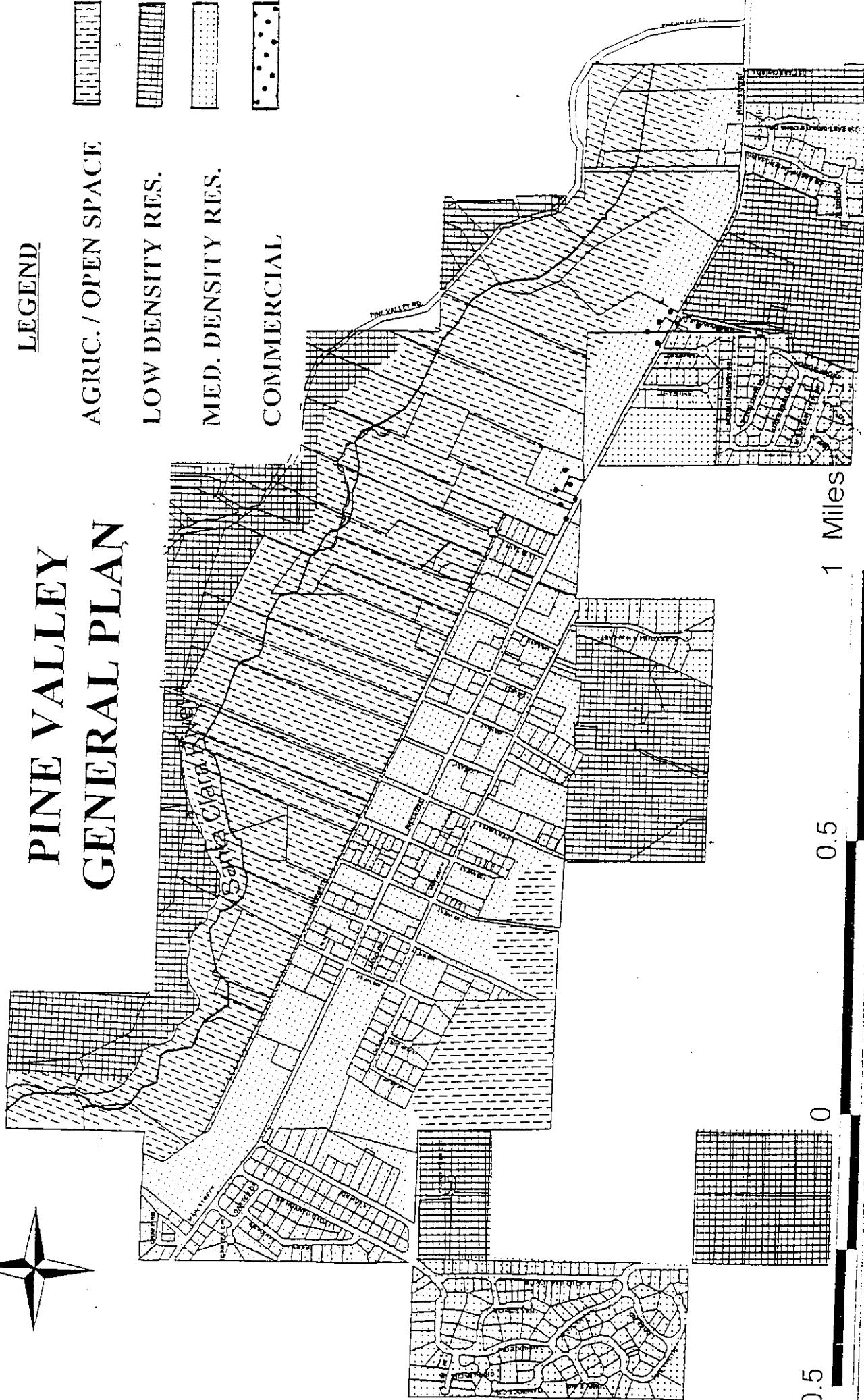


AGRIC. / OPEN SPACE

LOW DENSITY RES.

MED. DENSITY RES.

COMMERCIAL



**Washington County
Pine Valley Historical Advisory Committee**

The Pine Valley Historical Advisory Committee was created by the Washington County Commission on June 4th 2002. Ordinance No. 2002-820-O

The purpose of the Ordinance is to develop, promote, and coordinate voluntary efforts to preserve, maintain, and enhance the historic character of Pine Valley, within the unincorporated area of Washington County.

As a committee we are charged with collecting information and preparing both general and specific proposals for preserving the historic character of Pine Valley, including suggesting goals and standards for the aesthetic and historic enhancement of the area or any parts thereof, including public ways and areas, open spaces, and public and private buildings and projects.

As a committee we developed this survey as a tool to measure your opinions.

This is your Community and we need your input. We ask that you please take the time to carefully read and complete this survey.

We appreciate your support as we work together to improve and preserve the character and beauty of Pine Valley. Thank you for responding to our survey.

Trinilee Christensen	Fred Pendleton, Chairman	Bruce Bergeson, Vice Chairman			
	Ryon Gardner	Bob Herpel	Donald Roach	Beverly Udell	Mike Williamson

**Pine Valley Community Survey 2003
Tabulated Results**

Total Questionnaires received as of May 15, 2003 = **205**

1. Residency status (check one)

- 11% a. Full time Resident Number in family Avg 2.7
36% b. Summer/Part-time Resident
 Average Stay Avg 4.45 Months/Year
45% c. Weekend/Occasional Resident
 Average Stay 29 Days/Year
8% Land Owners(no home)

2. Please mark up to five Pine Valley characteristics that you value the most or that help you choose to live or own property in Pine Valley.

- Born or raised here (family roots)
 Close to Family and Friends
79% Close to Mountains
 Cultural Values
40% Historic Nature
59% Open Spaces
 Opportunity to have animals (horses, etc)
67% Quiet Community
 Recreational Opportunities
 Safe environment
63% Small town (village) atmosphere
 Strong sense of Community
 Other/Comments _____

3. Should the Historic Rural Character of Pine Valley be preserved?

- 98% Yes
2% No

4. Should historic homes, sites and landmarks be identified with plaques and markers?

- 84% Yes
16% No

5. Do you favor a system of walking paths connecting historic sites and self guided walking tours?

- 47% Yes
53% No

6. Would you like a network of walking/bicycle trails throughout the town site and along streams?

- 45% Yes
55% No

7. Should steps be taken to preserve the remaining fields and meadows?

- 88% Yes
12% No

8. Should architectural standards be adopted to encourage the preservation of the historical character of Pine Valley?

- 81% Yes
19% No

9. Please rank (on a scale of 1 to 5) your concerns on each of the following traffic safety, street and road issues.

Most concerned = 1 Least concerned = 0 = No problem

- Lack of timely clearing of snow from roads and streets.
 Large Vehicles(motor homes, trucks, construction equipment) on streets and roads.
 Off Highway Vehicles on streets and roads.
 Road and street conditions(maintenance).
 Speeding vehicles.
 Tubing and sledding on main (paved) roads.
 Unlawful/unsafe behavior by OHV riders.

10. List commercial convenience businesses, if any, you think are needed to serve Pine Valley residents. List in order of importance.

1. _____
2. _____
3. _____

11. Please rate (on a scale of 1 to 5) your perception or experience with the following County or local services and officials as they relate to Pine Valley.

- Excellent =1 5 = Poor 0 = No Experience
- Ambulance/Emergency Medical
 - County Commission
 - County Planning Department
 - Building Permits and Applications
 - Ordinance and code enforcement
 - Property planning and zoning
 - Drinking Water Service and Quality
 - Electrical Power Service
 - Fire Protection
 - Garbage Collection
 - Law Enforcement
 - Pine Valley Special Service District Board
 - Postal Service
 - School transportation
 - Snow removal
 - Street maintenance
 - Subsurface water control and management
 - Telephone Service

12. How many times per year do you and/or your family visit the Pine Valley Forest Recreation Area (campgrounds, picnic areas, reservoir)?

- 31% Less than 2
- 26% 2-5
- 23% 5-10
- 21% More than 10

13. What are the reasons your household visits the Forest Recreation Area? Mark all that apply.

- 16% Camping
- 4% Cross county skiing
- 50% Fishing
- 56% Hiking/walking
- 17% Nature programs
- 60% Picnics
- 63% Relaxing
- 39% Reunions
- 17% Tubing/Sledding
- 49% Viewing wildlife
- Other Horse back Riding

14. Would you and/or your family visit the Forest Recreation Area more often if the entry fees were reduced or eliminated?

- 65% Yes
- 35% No

15. The Forest Service has developed the Pine Valley Heritage Center to serve residents and visitors. From the following list check the reasons, if any, you or members of your household visit the center. (110 Responses)

- 14% Family Picnic
- 26% Group Activity or Picnic
- 64% Obtain Information
- 25% Purchase books
- 17% Volunteer

16. Should Washington County consider providing recreation facilities/opportunities, in the Pine Valley area, beyond those currently available in the valley and the Forest Recreation Area?

- 17% Yes
- 83% No

17. List up to three community facilities you think are needed to serve Pine Valley residents.

1. _____
2. _____
3. _____

18. Where would you go if you were interested in information about Pine Valley, such as meeting times, agendas, events, issues, recreation opportunities, camping?

- 15% Forest Service Publications/Website
- 21% Newspaper
- 49% Neighbors (word of mouth)
- 24% Notices posted at Fire Station
- 20% Notices posted at Heritage Center
- 20% Notices posted at Pine Valley Lodge
- 50% Notices posted at Post Office
- 38% Pine Valley Website (www.PineValleyUtah.com)
- Other/Comments _____

19. How could Pine Valley and Washington County keep you better informed on issues relating to Pine Valley?

20. Have you ever attended a Pine Valley Service District Board Meeting?

- 30% Yes
- 70% No

21. Have you ever attended a Washington County Commission or Planning Commission Meeting?

- 43% Yes
- 57% No

22. How old is your Pine Valley residence (home)?

- 14% Less than 5 years
- 18% 5-9 Years
- 32% 10-20 Years
- 19% 21-30 Years
- 9% 31-40 Years
- 4% 41-50 Years
- 2% 51-100 Years
- 3% more than 100 years

23. How many years has your immediate family lived in or owned a residence in Pine Valley.

- 21% 0-5 years
- 17% 6-10 years
- 16% 11-15 years
- 11% 16-20 years
- 35% Over 20 years

24. Do you expect to be a full time resident of Pine Valley:

- 12% 5 years from now
- 13% 6 - 10 years from now
- 75% Don't Know

25. Where in the valley is your residence located?

- 22% East Valley (east of 500 East)
- 1% Forest Summer Cabins
- 4% North of the Santa Clara Creek
- 36% West (Lloyd Canyon/Ranchos)
- 37% Town Site (west of 500 East)

26. Comments (additional Concerns) _____