

**THE GENERAL PLAN  
FOR  
THE COMMUNITY OF CENTRAL / DIXIE DEER  
2010-2011**

**Prepared by  
The Washington County  
Planning Department**

**THE CENTRAL / DIXIE DEER ESTATES  
GENERAL PLAN  
2010 - 2011**

**Introduction:**

The Central / Dixie Deer Estates area is an unincorporated part of Washington County. Residents and others should take time to review Section I of the Washington County General Plan which discusses planning in general, the basis for planning, and the purpose of planning. Many of the things mentioned in the beginning of Section VII are also relevant to residents of this part of the county. The General Plan of the Central / Dixie Deer community provides guidelines for the future in addition to those things that are applied county wide in the other sections of the General Plan.

The first efforts to develop the Central area took place in the late nineteenth century. Nothing came from this effort until Henry Holt discovered the efforts to develop water and pursued that effort with some of the residents of Pine Valley. He was successful to bring water from the Santa Clara River to the Central flat.

Peter E. Beckstrom, William A. Bracken, Henry L. Holt, James Chadburn, and M. E. Bracken filed entry for the first five homesteads. By February 1909, these first settlers moved into their homes. The name of Central was chosen as the name of the community because of its being centrally located between Enterprise, Gunlock, Veyo, and Pine Valley.

In the fall of 1909 H.D. Holt, P. E. Bracken, and M. E. Bracken, were chosen to represent the new town as a Board of Trustees. School was started in a large tent with forty children from first to eighth grades attending.

In 1934-35 a culinary water system was installed that brought pure water from the nearby Mountains to the community. With income from the cattle and dairy industries, in addition to their farm crops, the community residents were rewarded for their efforts in establishing the community.

The official town site plat for Central was recorded on April 20, 1920 with M. E. Bracken and William Bracken as signers on the plat. On August 20, 1935 a resolution was passed by the Washington County Commission approving the incorporation of the town of Central as an incorporated town. At the time of incorporation Royal S. Hunt was appointed as President of the Town Board. George H. Lytle was Vice-President, and Daniel Leavitt, Vivian Bracken, and Novel Bracken were appointed Directors.

Central continued as an incorporated town until December 12, 1969 when the town was un-incorporated. At the time of its un-incorporation, all of the improvements, a water

system was turned over to Washington County. The National Forest granted a right of way to the county for access to the water system, and a road to service the water system on the National Forest.

The Dixie Deer development began in 1962 when Phase I was recorded. At that time, the county did not have a subdivision ordinance, and an almost non-existent zoning ordinance which might have required road widths, setback requirements, etc. The land was sold prior to Phase II being recorded, along with all subsequent Phases. Phase II was recorded 9-21-70, Phase III & IV on 8-22-73, with Phase V being recorded on 12-17-74.

Some of the hillside land west of the State Highway was proposed for development, but for whatever reason was never recorded. Some of the grades on the streets exceeded the requirement of the zoning ordinance, among other things. The developer also proposed the construction of a private airport at one time, located south of the phases on the west side of the highway. It was never constructed. There is still vacant land owned by the developers of the Dixie Deer development which could yet be completed at some time in the future.

**Geography and Topography:**

The community of Central /Dixie Deer lies in the north-west traffic and residential corridor of Washington County. It is about 25 miles north of the City center of St. George, and 18 miles south of the City of Enterprise. There are no other communities between Central / Dixie Deer and Enterprise. The Community of Veyo lies about 6 miles to the south, and Pine Valley is located about 7 miles to the east.

Agriculture was the predominant use of the land in the Central valley. Much of the land is still maintained in agricultural use. The valley is surrounded by National Forrest land on three sides, west, north, and east. The land to the south is under the jurisdiction of the Bureau of Land Management. The valley itself is primarily made up of private land.

Table I identifies the land ownership in the valley and the approximate amount of land under the jurisdiction of each owner.

**Table I**  
**Land Ownership in Central / Dixie Deer**

National Forest	566.64 acres	0.89 sq. miles
Private land	1,978.00 acres.	1.83 sq. miles
Total:	2,544.64 acres	

Table I identifies the fact that there are only two land managers in the community. Those are the National Forest, and the private land owners. There is BLM land to the south of the Central valley that is not included in Table I.

Table II shows a breakdown of the private land in the community.

**Table II.**  
**Existing Land Use**

Quasi Public	2.37 acres
Residential	284.19 acres
Agricultural - farming/crops	250.00 acres
Vacant, undeveloped, grazing	1,441.44 acres
Industrial	.99 acres
Total:	1,978.00 acres

The above figures may not be totally survey accurate, but they do paint a picture of the various types of land use. There is still much land available for some type of development.

Residential development in Central / Dixie Deer occupies about 30.2 % of the private land in the valley. Vacant, undeveloped, farming and grazing occupy about 69.5 percent of the total private land, and industrial land occupies less than 1% of the private land total.

**Agricultural Development:**

Because of lack of space for growth, many of the second generation of the original settlers began moving to other areas and eventually there were few original settlers left in Central. Outsiders began buying up the land and water rights. Notably in this regard was Pat Clark from Las Vegas, who purchased much of the land and about half of the water rights.

At this time there are about 250 acres of irrigated land in the valley with the addition of a number of acres of dry land farming. There is not a significant amount of additional farmable land, or enough water to irrigate the land in the valley. The land that is farmed should be under the green belt provision of the law, and could also be included in an agricultural protection area for as long as farming continues.

**Residential Development and population considerations:**

The Dixie Deer subdivision development was created in 5 Phases. These phases contain a total of 493 platted and recorded lots. There are 5 platted subdivision lots in the Central area of the community. Central was created from a town site development which divided much of the community into blocks and lots. Some of the original lots in the town site plat have been broken up into smaller lots. In Central and Dixie Deer combined, there are approximately 498 existing residential lots.

### **Population, existing and projected:**

In 1930, Central had a population of 92 residents, 20 of whom were children. In 1938 the population had increased to 125 residents. Accurate population figures for Central are a little hard to substantiate. A figure from 1940 showed 70 residents and another figure from 1970 showed a total of 15 residents. After the Dixie Deer subdivision began to be developed, the population has increased for every year since that project began. There have been 73 new building permits issued over the past ten years.

There are 498 total lots in the community area. Of that total, 349 lots contain dwelling units. Using the population figures from those responding to the questionnaire, the community has an average of two persons per dwelling unit. This would create a population of about 700 persons. Using the average family size county wide, the average number per dwelling would be three persons per dwelling unit, or a total existing population of 1,100 persons.

There are additionally 149 vacant lots in the Dixie Deer subdivisions, which includes about 11 vacant lots platted in Central. Using the same population figures this would add between 300 to 450 residents to the community for a total build out population of between 1,000 and 1,600 residents as a build-out population.

There is still undeveloped land in the Dixie Deer area, more undeveloped land in the Central part of the community. This land, if developed, could add significantly more residents to the area and increase the population accordingly.

A lack of culinary water could be the greatest restriction to growth in both of these community areas, without which, the population projections would show growth up to the extent that culinary connections are available.

### **Vision Dixie Summary:**

According to the response from the questionnaire circulated in the community, none of the respondents from this community participated in the Vision Dixie study that was undertaken by the county a few years ago. The outgrowth of the study and recommendations by the committee charged with reviewing the material collected was a series of guidelines and policies aimed at guiding future growth in the county. The summary of the Vision Dixie study, adopted by the county and most of the incorporated cities and towns in the county is summarized for the residents of Central/Dixie Deer estates as follows:

1. Plan regionally, implement locally - The General Plan for Central/Dixie Deer is a locally prepared plan for this area of the county only, and is a part of the overall county General Plan. It deals with aspects of the future of the Central/Dixie Deer valley and may be amended from time to time as necessary, dealing with the concerns of this community, and not related to the county at large.

2. Maintain air and water quality, and conserve water - This community has a high standard of air quality. The low population density of this community, and the separation of this area from other more urban areas of the county help to maintain good air quality. Water conservation is necessary because of the limited amount of water that is available here.
3. Guard our signature landscapes - The surrounding hillsides of this community are maintained in an open space category on public land. With the Vision Dixie principles in place, it can be expected that the surrounding view sheds on the public land will be protected.
4. Provide connected natural recreation areas and open spaces - Most of the surrounding public land areas provide considerable natural recreation areas. The Pine Valley recreation area is very close to this community as is the Pine Valley wilderness area. In addition, there are numerous roads and trails that are available to residents of this community for natural outdoor recreation. There are probably more natural outdoor recreation areas available to residents living here than anywhere else in the county.
5. Build an balanced transportation system - There is no public transportation system available to residents of Central / Dixie Deer. If a public transportation system was ever developed between St. George City and the City of Enterprise, This community would benefit from being located along the State Highway between these two cities. Until that time, there will be no public system between the Central valley and the City of St. George.
6. Get centered by focusing on growth in walk-able mixed use centers - The community of Central is generally walk-able as is much of the Dixie Deer subdivision. The Vision Dixie study recommended that dwellings should be located within three-quarters of a mile from a commercial center. There are no commercial facilities located in the community, but if such a center was developed on the north side of the Pine Valley road near the intersection with Highway 18, many of the residents could walk to that location and be within the distance recommended by the Vision Dixie plan.
7. Direct growth inward - All of the growth in the Dixie Deer subdivision has been contained within the platted and recorded plats. Virtually all of the development in the Central area has also been in the area that was platted for residential development in the town site plat. The community has done very well in complying with the policy of the Vision Dixie Plan in directing growth inward.
8. Provide a wide range of housing types - This policy works well in the urbanized county locations where sewer service is available. It does not

work in the unincorporated areas of the county where sewer service is not available. The soil conditions in the county make it very difficult to provide mixed development, or high density residential development using septic tanks.

9. Reserve areas for Industry - There is one parcel of property in the community that can be identified as an industrial site. It is more of an equipment storage yard than an actual industrial site.

The community of Central / Dixie Deer does not lend itself to industrial development because of the distance of the community from a major transportation site. If there were industrial products being produced in the community, then it would be a question of moving them to the market. In this case, there are no locally produced products. Therefore, it would be necessary to bring the materials to the site before creating the product and then moving it to the market place. The community is not an area where industrial development is likely to take place.

10. Public land conversion - The community of Central / Dixie Deer is surrounded by public land, particularly the National Forest. None of this land is identified as being necessary for future development of the community other than a small parcel of Forest land that is needed to connect Phase I and Phase II of the Dixie Deer development together.

### **Commercial Development:**

One goal of the Vision Dixie Plan is to try to make communities as sustainable as possible. This means that residents should be able to find work where they live, and that circulation through the community might be better with walking and bike trails as opposed to automobiles.

Relative to commercial development in the community, the questionnaires returned by the residents attending the planning meeting held here last summer indicated that there was no desire to have commercial development here. Suggestions for commercial development included Enterprise, St. George, and Veyo.

Veyo has been identified by all of the other "west side" developments as a suitable for commercial development. It does fit the definition as a satellite commercial site according to the Vision Dixie Plan.

Many years ago, as a part of the development, Phase I of the Dixie Deer development included the development of a restaurant and motel facility. This facility continued to be used for a number of years, but eventually closed and has not been used for many years. In fact, it has been recommended that this commercial building be torn down and removed from the community as being a danger in its current condition. The General Plan would recommend that the building be inspected to determine whether or not the

county could require its tearing down and elimination. If it is a community hazard, the county could facilitate its removal. If not, it would be a private issue with the owner of the property.

The General Plan does not recommend commercial development in this community. However, should economic conditions dictate that commercial development was desirable, the location near the intersection of the Pine Valley road and State Highway 18, would be one location where commercial development could take place. It is a spot where residential development is not likely to take place and would be within the distance recommended by the Vision Dixie Plan where commercial development would be within an acceptable distance from existing development.

While the General Plan would identify the above site as having commercial potential in keeping with the Vision Dixie Plan, it should be indicated that the General Plan is not suggesting that this location be developed in an effort to attract commercial business from either the Pine Valley road or the State Highway. It should only be developed to serve local needs which would require that there be an economic basis for commercial development to take place in the community.

There is one facility that was recently approved in the community that does have commercial characteristics related to it. This is the motocross facility that was approved by conditional use permit by the County Planning Commission about one year ago located near the eastern edge of the community.

After being approved for one year, the facility has recently been approved for permanent status by the planning commission. There were evidently no complaints received by the county over the past year that would indicate any local concerns with the facility.

### **Industrial Development:**

Industrial development was discussed briefly during the section summarizing the vision Dixie Plan dealing with industry. There is no industrial development in the Central/ Dixie Deer area. There is one facility that is classified as a contractor storage yard located along State Highway 18. This facility has been there for a number of years. The owners have made efforts from time to time to beautify the area and to screen it from adjacent uses. There are no residential uses located adjacent to the site.

### **Public Services:**

A section of the General Plan dealing with public services county-wide is located in Section VII of the General Plan. This section of the Plan will be adopted in connection with the adoption of the various community plans and is not currently a part of the General Plan. Some comments specific to the Central / Dixie Deer plan are re-stated here as they relate specifically to this community.

#### Electricity:



Electric service to Central / Dixie Deer is provided by the Rocky Mountain power company. This company has recently upgraded their distribution lines from the Red Butte distribution center. The main distribution line from Sigurd to the Red Butte station is also being upgraded. With these upgrades, the power company feels that they should be able to provide electrical service to the west side of the county for a long time to come.

The citizens generally gave their electrical service good marks in terms of reliable service to the community. The ability to provide good service to the residents should be able to continue for a long period of time.

#### Natural Gas:

There is a major natural gas distribution line that currently parallels State Highway 18 and runs between the Red Butte sub-station, and joins a comparable line coming into the county from the east side of the county to St. George City. These lines provide a stable source of natural gas to the county and to most of the communities therein.

#### Water:

Water in the community is provided from two separate sources. The Central area is served by the Central SSD culinary water system, and the Dixie Deer area is served by the Dixie Deer culinary water system. When the Dixie Deer development took place, Central town, as it was at that time, did not have sufficient water to serve the Dixie Deer development. The Dixie Deer developers provided their own system which later formed the DDSSD, and the two systems have remained as separate companies.

Neither system has sufficient resources to allow any significant expansion. If the Dixie Deer system can provide for all of the currently undeveloped lots in the subdivision, it cannot provide water for any significant expansion. The Central water system is in about the same situation. Additional water for culinary use in the community is the major restriction to future growth and expansion.

There is also a limited amount of irrigation water available in the Central area. The current supply is completely subscribed to by those owning the water shares for irrigation. There is land that could be irrigated if additional water was available.

#### Sewage Disposal:

Central / Dixie Deer Estates is served by septic tanks. Because of poor soil conditions in a few areas of Dixie Deer Estates, two of the lots there are served by what amounts to individual sewage treatment systems. This type of system has been approved by the Department of Environmental Quality for large scale use in areas where normal septic tank development is not feasible. It is not recommended as an alternative to septic tanks.

There is still room for additional development in the valley that could probably be served with septic tanks, assuming that sufficient culinary water was available to support additional development.

#### Roads:

All of the roadways in the Central town site plat, along with the recorded phases of the Dixie Deer development, are county roads. The policy of the county is to maintain the county roads in the same condition that they were developed by the developer. For this reason, all of the roads in the valley are not maintained at the same standard. The county will assist property owners to improve the roads in their particular area by assisting in the creation of improvement districts to allow the roads to be brought to a higher standard and paid for over a period of time, usually a ten year period.

In Phase II of the Dixie Deer development, there was no access provided from Phase I into Phase II. There is a roadway that ends with a temporary cul-de-sac against the National Forest boundary with the intent that it be extended inside the forest boundary to an existing road in Phase I, thereby linking those two phases together. The General Plan recommends that the county make contact with the forest service officials to identify the feasibility of opening a roadway along the forest boundary to link these two phases of the Dixie Deer development together. It needs to be done.

Little by little the Department of Transportation (UDOT) has been widening the State Highway north from St. George. This improvement of the State Highway should continue over time, until a four lane highway is developed from St. George to the Pine Valley Road in the community of Central / Dixie Deer. From here it should continue to be improved to the City of Enterprise. This is the same method that was used to improve Highway 9 from the Interstate Freeway to the downtown area of the City of Hurricane. It can be done a little at a time over a period of several years to achieve significant improvement to the State Highway system in the county.

#### Fire Protection:

The Central / Dixie Deer community maintains a volunteer fire department. It is a part of the North West Fire District. The department participates with the Washington County Fire Chiefs association. The volunteer members of the department also participate in training programs with the North West fire District.

The department is on call to assist with fires outside of the community area as may be needed to assist fire departments elsewhere in the county. The department needs to continue making improvements to meet the needs of the community.

#### Public Safety:

Police protection in the valley is provided by the Washington County Sheriff's Office. This service will continue as long as they are continue to be an unincorporated part of

Washington County. Some communities in the county who desire greater protection have contracted with the county for increased visibility of the sheriff's deputies in exchange for additional funds being raised by the community.

#### Solid Waste:

The County Solid Waste Board is made up of one representative from each city or town along with one member from the county. This committee oversees the collection of solid waste in the county. There is a central landfill location which is owned by Washington County and managed by the solid waste company. This site is expected to be sufficient for many years to come. The system of management and oversight is also expected to continue. Overall, the solid waste program in the county is recommended by the General Plan and currently works very well. In addition to the land fill location, there are several satellite collection sites in the county where waste and used materials can be disposed of. One such facility is located in this community along the State Highway. The General Plan recommends that this facility continue to be maintained for the residents in this part of the county.

#### Building Inspection:

Building inspection for dwelling units and other types of building construction are provided by the County Building Department. The cost of building permits is established to defray the cost of inspection during the period of construction. Building permit fees in the unincorporated communities are significantly less than found in most of the incorporated cities and towns in the county.

#### Communication:

Most of Washington County is served by the CenturyLink communication company. In addition to CenturyLink services, there are a number of private cellular companies providing service within the county. None of these communication services were given high ratings by the residents of the area. However, both CenturyLink and cellular services were judged to generally be adequate. Improvements to communication services in the community should continually be improved and upgraded when possible to do so.

#### Flood Control:

Flood control is not identified by residents as a major problem in the Central / Dixie Deer community. The Santa Clara River runs through the easterly end of the community, and except for some problems with the river crossing at times of high water, no other problems have been identified in the General Plan.

#### Incorporation:

One final issue related to public services is the question of incorporation. Under Utah State Law, a petition for incorporation must originate from the community that desires to

pursue this alternative. The General Plan suggests that incorporation is not a serious question for this community. Further, there are no incorporated cities or towns near enough that annexation would be a possibility.

The county feels that the government that is closest to the people is the best form of government. The minimum number of residents required to request incorporation is 100 persons. The county does not oppose incorporation of a community. The county is not promoting the incorporation of the unincorporated communities in the county, but would lend support to whatever decision the community might make.

**WASHINGTON COUNTY COMMUNITY SURVEY ANALYSIS  
FOR  
THE COMMUNITY OF CENTRAL AND DIXIE DEER  
2010 - 2011**

At a meeting held in Central / Dixie Deer Fire Station on August 10, 2010, it was indicated that the county was going to prepare a General Plan for the community. A questionnaire was filled out by those present and submitted by others. Following is a brief analysis of the statistical information from the questionnaire.

1. Residency:

For those responding to the questionnaire, the length of time living in the community ranged from two years to twenty nine years, with an overall average of just over eleven years. Those attending the meeting and filling out the questionnaire were about equally divided between Central and Dixie Deer Estates.

The average family size reported was slightly less than 2 persons per family. This number is significantly different than the county which has an average of about 3 persons per family. The lower number in this community may indicate a high number of retired persons living here. All of those responding are home owners.

2. Reasons for living in the Central / Dixie Deer area:

The greatest reason given for living in this community is that is a quiet community. Other reasons receiving votes include a small town atmosphere, the desire for open space, a safe community, and being close to the mountains, etc. These are all similar reasons for living in this community. For a person wanting to move to a place having these ideals, coming to this community would be a perfect decision.

3. Should the rural character be preserved?

One hundred percent of those responding to the questionnaire support maintaining the rural character of this valley. Some suggestions were given as to how to maintain the rural character. Most of the methods given for controlling growth are simply to allow no new development. This would be very difficult to do if a property owner wants to develop their property and they are able to meet the county requirements. Water may be the most limiting factor to any extensive expansion.

4. Should farmland be preserved?

Over 95 % of the respondents said that farmland should be preserved with only a few feeling otherwise. The ways to do this were similar to those given for protecting the rural atmosphere of the community. It does need to be pointed out that the county is not in the development business. Development originates with some property owner selling their property to another person who wants to create a development.

The county neither promotes development nor opposes development by persons who meet the current county subdivision ordinances. While the county is not promoting incorporation, the best way for a community to control their own destiny would be to incorporate.

5. Would you favor developing a system of walking/bicycle trails throughout the community?

Most of the residents indicated that they are not in favor of such a system. The traffic on the local streets in both Central and Dixie Deer are not high traffic roadways. Any of them can be used for walking or riding bicycles without creating a separate system of trails at no additional cost to the community.

6. Mark on a scale of 1 to 5 your concerns on each of the following: Traffic, safety, street and road conditions, unsafe OHV use, street dedication, with 5 being the most concerned, 1 being the least concerned, and 0 meaning there is no perceived problem.

The largest concern expressed is for speeding vehicles through the community. This could be on the internal roads, but likely is directed to the State Highway or to the highway leading to Pine Valley. Of the other concerns listed, none reach the level of being major concerns.

Several of the concerns have a moderate amount of concern, but overall, residents seem to be satisfied with off-highway vehicles, road conditions, or unsafe OHV use. The least concern listed relates to road dedication. Most of the roads in the community are dedicated roadways so it is an easy item to draw the least amount of concern.

7. Desired commercial or industrial business:

The residents mostly listed "none" as the greatest need for business in the community. Most residents are quite satisfied with not having commercial or industrial business available close by.

8. Where should commercial or industrial development be located?

Enterprise, St. George, and Veyo were all listed as good locations for these uses to take place. These responses are very similar to the response found in most

of the "west side" communities. Many in Veyo were also opposed to additional commercial development. Veyo, is located centrally between two communities to the south, three to the north, and one to the west. Veyo may become a center for business simply by location as much as by desire.

9. Relate your experience with local services as they relate to your area:

None of the services listed in the questionnaire received particularly high ratings. Water quality and service rated nearly 60 %, and telephone service and cellular services rated in the 50% level. For most other services the 40% ratio identified the level of satisfaction with most services.

The lowest ratings were given to ambulance service, for which less was known about the level of service. Postal Service was also given a low rating with a number suggesting that they would like to have a post office in the community, or that the current location of mail boxes was somewhat of a safety hazard. There is not a likelihood of a new Post Office because of the cutbacks in postal service that are and will probably take place. By working with the Post Office, it may be possible to re-locate the existing boxes to a location away from the main highway to Pine Valley.

10. Should the community consider providing recreation facilities?

12.5 % of the residents indicated that recreation facilities would be desirable while over 70% of the residents indicated that none were needed.

11. List services that could be provided?

Several types of recreation, or other facilities were listed in the questionnaire.

12. How can you best be informed about meetings?

Posting at the mail boxes was the highest recommended location for posting notices. Word of mouth and posting at the fire station also received high votes. Mailing to residents is not a viable option because of the cost involved in sending individual notices to residents of the county.

13. Did you participate in the Vision Dixie planning program?

Over 90 % of the respondents to the questionnaire did not participate in this program. However there were a few community residents who did participate.

14. There were no significant comments made relative to comments of participants in the Vision Dixie planning program.

15. Final comments:

Several citizens identified the unsafe condition of the old lodge as a danger to the community and a building that should be torn down. The lodge is privately owned and would need to be identified as a community hazard before the county could become involved.

Many citizens identified the need for a roadway linking Phase I of Dixie Deer with Phase 2 of that development as being a significant need that should be looked at to see if there is any possibility of making such a connection. These were the major concerns in the community. Many citizens indicated that they liked the community as it is as a desirable place to live.



**WASHINGTON COUNTY COMMUNITY STATISTICAL SURVEY  
FOR  
THE COMMUNITY OF CENTRAL / DIXIE DEER  
2010-1011**

On August 10, 2010 a community meeting was held at the Central Fire Station regarding the development of a General Plan study for this community. Attendees were asked to fill out a questionnaire relating to current conditions in the community. Additional copies of the questionnaire could be submitted to the county planning department either in hard copy or by the internet. Following is a summary of the statistics received by the county.

1. Residency status:

- |    |                                       |                      |
|----|---------------------------------------|----------------------|
| a. | How long have you lived in this area? | 11.2 years average   |
| b. | Number in family:                     | 1.8 members' average |
| c. | Homeowners:                           | 100.0 %              |
| d. | Land owners only:                     | 0.0 %                |

2. Reasons for living in the Central/Dixie Deer Area:

- |    |  |        |
|----|--|--------|
| a. | Born or raised in the area                               | 12.5 % |
| b. | Close to family, friends, or neighbors                   | 29.1 % |
| c. | Close to mountains, etc.                                 | 75.0 % |
| d. | Like open space  | 87.5 % |
| e. | Opportunity to keep animals                              | 20.8 % |
| f. | Quiet community  | 95.8 % |
| g. | Recreation opportunities                                 | 58.3 % |
| h. | Safe community   | 70.8 % |
| i. | Small town atmosphere                                    | 87.5 % |
| j. | Other: cool in summers, retirement, see stars, no lights |        |

3. Should the rural atmosphere be preserved? Yes: 100 % No: 0

How should it be done? Stop building, we don't require what cities require, approve no housing development on vacant or agricultural land, preserve the area and wildlife, don't change anything, don't overbuild the market, limit development or zone changes, don't overbuild the market

4. Should farmland be preserved? 95.8 % 4.1 %

How should it be preserved? Make no changes, limit county control, give farmers no impositions, have no new development, stop building, limit development or zone changes

5. Would you favor developing a system of walking/bicycle trails throughout the community? Yes - 12.5 % No - 70.8 %

6. Mark on a scale of 1 to 5 your concerns on each of the following: traffic, safety, street and road conditions, unsafe OHV use, and street dedication. 5 = most concerned, 1 = least concerned, 0 = no perceived problem
- a. Off-highway vehicles on streets - 0 = 25.0 %, 5 = 33.3%, 4 = 16.6 %, 3 = 12.5 %, 2 = 2.6 %
  - b. Speed/traffic control - 0 = 12.5 %, 5 = 76.4 %, 4 = 8.3 %, 3 = 12.5 %, 1 = 12.5 %
  - c. Road conditions - 0 = 16.6 %, 5 = 41.6 %, 4 = 8.3 %, 3 = 16.6 %, 2 = 20.8 %, 1 = 4.1 %
  - d. Unsafe OHV use - 0 = 16.6 %, 5 = 20.8 %, 4 = 16.6 %, 3 = 16.6 %, 1 = 12.5 %
  - e. Road dedication - 0 = 12.5 %, 5 = 16.6 %, 3 = 12.5 %, 1 = 12.5 %
  - f. Other: Access Road between Dixie Deer #1 and #2, snow plowing has improved, the lodge needs to be torn down, and it is unsafe
7. Desired Commercial or industrial business:
- None (50 %),
8. Where should commercial or industrial development be located?
- Veyo, Enterprise, St. George, not in Central
9. Relate your experience with local services as they relate to your area:
- a. Ambulance - 0 = 29.1 %, 5 = 33.3 %, 4 = 12.5 %, 3 = 12.5 %, 2 = 4.1 %
  - b. Drinking water service and quality - 5 = 58.3 %, 4 = 16.6 %, 3 = 8.3 %, 2 = 8.3 %
  - c. Electrical power - 5 = 41.6 %, 4 = 41.6 %, 3 = 12.5 %, 1 = 4.1 %
  - d. Fire protection - 0 = 8.3 %, 5 = 45.8 %, 4 = 20.0 %, 3 = 8.3 %, 1 = 4.1 %
  - e. Garbage collection - 5 = 45.8 %, 4 = 12.0 %, 3 = 12.5 %
  - f. Law enforcement - 0 = 16.6 %, 5 = 33.3 %, 4 = 16.6 %, 3 = 20.8 %, 1 = 8.3 %
  - g. Postal service - 0 = 16.6 %, 5 = 29.1 %, 4 = 16.6 %, 2 = 4.1 %
  - h. School transportation - 0 = 41.6 %, 5 = 29.1 %, 4 = 16.6 %, 3 = 12.5 %, 2 = 4.1 %
  - i. Telephone service - 0 = 12.5 %, 5 = 50.0 %, 4 = 25.0 %, 3 = 8.3 %
  - j. Cellular service - 5 = 54.1 %, 4 = 20.8 %, 3 = 8.3 %, 1 = 4.1 %
  - k. Other services - P. O. Boxes too close to road, maintain road conditions
10. Should the community consider providing recreation facilities? Yes - 12.5 %  
No - 70.8 %
11. List services that could be provided: Post Office, clubhouse, community building, park

12. How can you be best informed about meetings?

- a. Word of mouth 54.1%
- b. Posting at the fire station 50.0 %
- c. Posting at a store 4.1 %
- d. At the mail boxes 79.1 %
- e. County web site 33.3 %
- f. Other: E-mail, Mail to Ronnie & Kathy Vause, Mailing to residents

13. Did you participate in the Vision Dixie planning program? Yes - 8.3 %

No - 91.6 %

14. If you participated, - your comments:

The width and directions scattered from participants.

15. Final Comments:

Grade roads more often, pave roads, tear down the old lodge, don't change anything, keep the residential area; it is good as it is, open a road between Phase I and Phase II.