

**The General Plan
For
The Community of Dammeron Valley
2010 - 2011**

**A part of the Washington County General Plan
2010**

**Prepared by
The Washington County
Planning Department**

THE DAMMERON VALLEY COMMUNITY GENERAL PLAN 2010-2011

Introduction:

Dammeron Valley is a part of the unincorporated area of Washington County. Residents and others should take time to review Section I of the 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 provides guidelines for the future of this particular part of the county in addition to those things that are applied county wide in the other sections of the General Plan.

Dammeron Valley is among the more recent developments in the County and was never part of an area settled by the original pioneer settlers. The first phase of the Dammeron Valley community called the Dammeron Valley Ranches was recorded on May 17, 1976 and was the first phase of many in the valley which included other names such Damameron Valley Homesteads, Dammeron Valley Meadows, and some phases by other similar names.

On January 23, 1990, a companion development was undertaken named Pinion Hills. Several phases of Pinion Hills have been recorded since that time. Pinion Hills is located on the hillside along the south side of the valley and goes nearly to the boundary of the Red Cliffs Wilderness area on the south.

Altogether in both developments there are some 382 lots that have been platted and recorded since the beginning in 1976. Of these lots 255 have been recorded in the various Dammeron Valley subdivision plats, and 127 in the Pinion Hills Subdivisions. All of this development has taken place over the last 34 years.

Prior to the development of either of the current subdivision developments, the area was more historically used for livestock grazing and a small amount of farming.

Geography, Geology and Topography:

Dammeron Valley is located on both sides of State Highway 18, just a few miles south of the unincorporated community of Veyo, and a few miles north of another unincorporated community called Diamond Valley. All three of these communities lie along Highway 18 connecting St. George City on the south and the City of Enterprise on the North.

The Geology of the land in Dammeron Valley is very similar to the soil types found in Diamond Valley. These soil formations make up about 8 % of the soil types in Washington County as determined by a survey by the U.S. soil Conservation Service between the years of 1967 and 1971.

Quoting from this soils study the soils in Dammeron Valley are generally identified as belonging to a group of soils called Napalene - Redbank - Schmutz - Palma association. Most of the soils in this classification are formed in alluvium from sedimentary and igneous rocks. These

formations have many elements in common. They are generally deep, well-drained brown and reddish-brown silt loams. Permeability is moderately rapid above about 40 inches and moderate below 40 inches. Runoff is considered to be slow and erosion hazard slight. Soils of this type are normally found in slopes of 1 to 5 %. The soils will support irrigated and non-irrigated crops.

The community of Dammeron Valley is generally identified as including about 1,850.51 acres and 3.03 square miles of land. Dammeron Valley essentially abuts Diamond Valley on the south and Veyo on the north. The land ownership of the valley is as follows:

Table I
Land Ownership in Dammeron Valley

Bureau of Land Management	287.33 ac.	0.45 sq. mi.
BLM Wilderness area	3.94 ac.	0.01 sq. mi.
State of Utah	501.49 ac.	0.78 sq. mi.
Private Land	1,013.76 ac.	1.78 sq. mi.
Quasi Public Land	3.99 ac.	0.01 sq. mi.
Total:	1,810.51 ac.	3.03 sq. mi.

The topography of the valley is generally level, in the Dammeron Valley part of the community. The Pinion Hills development lies on the hillside along the south side of the valley.

Land Use:

Most of the public land under the jurisdiction of the Bureau of Land Management land is vacant. A small part of the BLM land includes the northern end of the Red Cliffs Wilderness area, recently designated by act of Congress in 2009.

There is one parcel of land in the valley designated as commercial land. It is located nearly in the center of the valley, on the east side of Highway 18. Primarily it has been used as a restaurant facility and has gone through several ownerships over the years. Other than this facility, the only other commercial land in the valley is in the form of Home Occupations that may have been approved by the county and for which the permits are renewed each year by the county.

At the southern end of the valley is located the northern boundary of the Red Cliffs Wilderness area that was created by Congress in 2009. This boundary is not likely to change. To the west of Dammeron Valley is land owned by the power company which could be acquired for development in the future. To the north is land owned by the State Institutional Trust Lands which could also be made available for development in years to come. To the east is land under the jurisdiction of the Bureau of Land Management. This land is not likely to change its open space use any time soon.

Table II
Existing Land Use

Residential Development	836.90 ac.	83.88 %
Agriculture	-	
Vacant Undeveloped Land / Grazing	155.06 ac.	15.54 %
Commercial	1.75 ac.	0.01 %
Industrial	-	
Public / Quasi Public	3.99 ac.	0.03 %
Total:	997.70 ac.	99.46 %

The above figures are not survey accurate, but do paint a relative picture as to the relationship between the various types of land use.

Open Space:

There is still significant open space in the area surrounding Dammeron Valley. On the other hand, there is also significant land that could be made available for development if all of the factors necessary for development are in place. Some of these things will be discussed elsewhere in this plan.

Agricultural Land:

Agricultural land is currently limited in Dammeron Valley. Some lots, those of 5 or more acres, are large enough to support a degree of agricultural use on the individual lot. The one acre lots also provide agricultural use in terms of some livestock, particularly horse, stabling and riding. The lots in the Pinion Hills development do not support agricultural uses. It was provided for in the initial development to provide a green belt on both sides of Highway 18 through the valley. The lots backing up against the highway right-of-way were established to prohibit building in the rear portion of the lots. This land could be used for agricultural development including crop production, livestock raising, and other similar green belt activities. There is likely some agricultural land in Dammeron Valley, but this land is difficult to calculate as a significant part of the valley area.

Residential Development:

There are basically three types of residential lot development in the Dammeron Valley community. These lots include the Dammeron Valley Meadows and Ranches which consist of lots of five acres in size. Most of the valley land is divided into lots of one acre in size which was the minimum size that was approved for septic tank disposal, and which also provided for a limited amount of agricultural use. The third type of lot was a smaller lot of 40,000 sq. ft. or less which provided for residential development, but no agricultural uses. These lots are mostly confined to the more recent development known as Pinion Hills.

**Table III
Type of Residential Lots in Dammeron Valley**

<u>Type of Lot</u>	<u>Total</u>	<u>Vacant</u>	<u>% Vacant</u>
5 acre Lots	75	11	14.6 %
Valley Lots	180	55	30.5 %
Pinion Hills Lots	127	70	55.1 %
Total:	382	136	35.6 %

There are a total of 382 lots in Dammeron Valley with 136 of these lots being developed. In the 5 acre lot area, there are still 11 vacant lots which are not far from build-out. The 1 acre lots in the valley area total 180, with 55 of them being vacant, and of those 55 lots, they are significantly more than 11 lots, The Pinion Hills development is of a different nature. It is the most recent development in the valley with over 50 % of the lots being vacant. There are more vacant lots in Pinion Hills than in the other two areas combined.

There is one significant difference in the Pinion Hills area than the other two areas. That is, that Pinion Hills is served by a single waste disposal system. The General Plan discusses this situation in more detail under the section dealing with public services.

The actual number of building permits issued for dwelling units over the past ten years is shown in Table IV as follows:

**Table IV.
Residential Permits Issued 2001 - 2010**

<u>Year</u>	<u>Dammeron Valley</u>	<u>Pinion Hills</u>
2001	12	3
2002	11	11
2003	4	7
2004	8	2
2005	9	6
2006	9	4
2007	3	4
2008	1	0
2009	0	2
2010	2	1
Total:	59	40

Over the past ten years, there has been an average of 10 permits issued each year. During the years 2008-2010 there were very few permits issued in Dammeron Valley which reflects the reduction in residential building county-wide as well as state and nation-wide. If the last three years are deleted from the totals, the average per year becomes 13 permits per year, which may

be a more accurate figure during more “normal” times.

With 382 lots in Dammeron Valley and 35 % of them (136) being vacant and an average of 13 building permits per year being issued, Dammeron Valley could support further development of permits per year for another 10 years before reaching complete build out. Under normal conditions, a residential area never reaches a 100% complete build out. There will always be a few vacant lots for whatever reason, which never get homes built on them.

Current Population and Population Density:

Dammeron Valley is part of the unincorporated area of the county. Specific population figures for Dammeron Valley are not available. The average family size in the county is in the range of 2.8 to 3.2 residents per dwelling unit. Using these figures, it can be estimated that the current population of Dammeron Valley would be in the range of 1,070 to 1,220 residents. Using an average of 3.0 residents per dwelling, the figure would be about 1,150 residents at the present time.

From a density standpoint, Dammeron Valley is still very low. Using the projected population within an area of 1,810.51 acres, the density becomes about 1.57 acres per resident which is a low density.

Future Growth and Development:

Projecting population over the next ten years is best done by using the average number of permits for the past ten years combined with possible future growth. Permits could be expected to increase incrementally over a period of years. The number of permits issued could likely be reduced to an 8 year average because of the lack of permits the past two years. The desire for single family homes will likely continue even though the Vision Dixie Plan calls for a mixed use type of development with higher density interspersed with single family and commercial development. How quickly the economy rebounds will determine how quickly additional development will take place.

Table V.
Projected Population Growth
Year Number of New Dwellings

	<u>7 yr. Ave.</u>	<u>10 yr. Ave.</u>
2011	13	10
2012	13	10
2013	13	10
2014	13	10
2015	13	10
2016	13	10
2017	13	10
2018	13	10
2019	13	10
2020	13	10

Using the 7 year average, 130 permits would be issued in the next 10 years and 100 permits would be issued using the entire 10 year average. In terms of actual numbers of residents, using the 7 year average the population could increase by about 400 new residents. Using the 10 year average, the projected increase would be about 300 to 400 new residents.

The above calculations, in simple terms, represent the current and future populations of the Dammeron Valley area. The General Plan supports those calculations and projections. However, in the case of Dammeron Valley, things are not that simple.

Lying essentially to the west of the current Dammeron Valley are three blocks of land, each of which have potential for development. One is owned by the Utah State and Institutional Trust Lands. These lands were intended by Congress at the time of Utah Statehood, to provide land for the future support of the State School System. The land was intended to be sold over time with the income from the sale to be placed in a trust, the income of which would ensure to the schools of the state.

Another block of land immediately adjacent to Dammeron Valley is property owned by Rocky Mountain Power Company. It runs westward from Dammeron Valley to the edge of Gunlock and contains both the upper and lower sand cove reservoirs.

Adjacent to the power company property is another block of land under the jurisdiction of the Bureau of Land Management. The 1990 BLM Resource Management Plan identified this block of BLM land for future disposal purposes. The 2009 Land Bill, approved by Congress and the President, also identified this parcel of land as being one that would be disposed of by the BLM.

There are no dates identified by which any of these blocks of land should be disposed of or traded for development. Under the current economic situation, it is not likely than any of them will change in the foreseeable future. In combination these blocks of land total some 4,500 to 5,000 acres of land. Such a development would reach from State Highway 18 westward to the community of Gunlock.

Therefore the General Plan must bring this possibility to the attention of the residents of the community of Dammeron Valley. Assuming that utility services, primarily water, could be developed, there is really nothing that would prohibit development if it is requested at some future time.

Because Dammeron Valley is unincorporated, and is not adjacent to any incorporated city or town, the decision relative to the future essentially lies in the hands of the residents of Dammeron Valley as to whether it should incorporate, or should continue to be an unincorporated part of Washington County. The General Plan has always taken the position that self determination is preferable to other forms of government, and that the government closest to the people is the best possible form of government. Neither the General Plan nor the county has authority to require incorporation. The decision as to whether or not to incorporate would need to be made by the residents of Dammeron Valley. The only purpose of the General Plan is to make the residents of the valley aware of the possible potentials that could take place at a future

time so that the residents can weigh these considerations into any decision as to the future of Dammeron Valley.

Vision Dixie Principle Summary:

Along with recommendations for residential growth and future development in Dammeron Valley, along with other types of development such as commercial growth, the Vision Dixie Project, which was sponsored by Washington County a few years ago, and which was adopted by the county upon its completion, makes recommendations for many other phases of community development. A summary of the Vision Dixie Principles and their relationship to Dammeron Valley is shown as follows:

1. Plan regionally, implement locally - The General Plan for Dammeron Valley is a local plan for the residents of Dammeron Valley, It is however, intended to be adopted as a part of the Washington County General Plan.
2. Maintain air and water quality, and conserve water - Air and water quality is very important to residents of Dammeron Valley. Many people live in communities such as Dammeron Valley because of the clean air that exists. Conservation is also evident here because of the limited outdoor watering of lawn areas. There are trees in Dammeron Valley, however much of the landscaping is of a natural variety that does not require additional water.
3. Guard our signature landscapes - See the section of the plan dealing with open space development. There is surrounding land surrounding Dammeron Valley, much of which will not be used for development purposes.
4. Provide rich connected natural recreation areas and open spaces - There is no shortage of natural open space recreation areas surrounding Dammeron Valley. The Pine Valley Mountain is not far away on the east. The Red Cliffs Wilderness area is almost adjacent on the south.
5. Build a balanced transportation system - The County has developed a county-wide transportation plan. See Section III of the General Plan for further information on the county transportation plan. As far as such things as a commuter bus system connecting Dammeron Valley with the St. George City valley, that service is still many years in the future, but could become a reality at a future time. It is possible that a bus system could operate between St. George City and Enterprise City at some future time with stops along the way in each of the communities along State Highway 18.
6. Get centered by focusing on growth in walkable mixed use centers. In a community such as Dammeron Valley that was essentially developed prior to the Vision Dixie Plan being developed, it is difficult to retrofit the community into a mixed use center now that it has been almost fully completed. On the other hand, Dammeron Valley is compact enough that it could be considered to be generally walkable as it is currently developed. It is not a mixed use community in the true sense of mixed use, although the single family homes

do provide a mixture of lot sizes and uses within the community. It would be difficult at this time to identify areas for true mixed uses to be developed. Unless a sewage disposal system was installed for the entire community, it would be difficult to develop lots of a mixed use nature using septic tanks as a means of waste disposal.

7. Direct growth inward - Dammeron Valley has been developed as a relative compact subdivision insofar as various sized of single family lots and homes are concerned. The valley, as well as all of the other unincorporated areas has not been able to support a higher or mixed use density using septic tanks. Sewer systems have not been available in the county with the exception of the Pinion Hills project which has been served by a large septic tank and by an on-site treatment facility at some time in the near future.
8. Provide a broad range of housing types - This element has been discussed previously. As far as the unincorporated communities of the county are concerned, Dammeron Valley provides a greater variety of housing types than any other of the unincorporated communities. The Vision Dixie Plan suggests a broader variety of mixed uses and multiple family dwelling units which are not possible in this valley without a sewage disposal system.
9. Reserve areas for industry - This is discussed in the following section dealing with industrial development.
10. Public land conversion - No conversion of public land is needed for the build out of the community. However, as discussed in this Plan, there are potentials for future development in Dammeron Valley which would include much additional land being added to the valley, some of which has been identified for disposal by the BLM for future development. In an area of new development, the principles of the Vision Dixie Plan could be incorporated into community planning from the very beginning.

Commercial Development:

Commercial development is mostly non-existent in Dammeron Valley except for one commercial business located adjacent to State High 18. There are also some home occupations in the valley which can be expected to expand in future years. In some communities both incorporated cities and unincorporated communities. Home occupations make up a significant element in those areas. The General Plan would suggest that it may be possible for other commercial business to locate in the Dammeron Valley area to provide additional commercial facilities beyond the current business. The General Plan suggests that it would not be prudent for Dammeron Valley to try to bring in businesses along the State Highway to attract consumers to stop in the valley to shop for commercial services. It would be within the range of possibility for commercial business to develop in the Dammeron Valley area to support the needs of the residents of the community.

It is difficult to attract industrial or manufacturing business to an area without ready access to an interstate freeway. State Highway 18 is a major highway, and as such can support a significant amount of traffic. Further, it should be widened to at least four lanes all the way between

St. George City and the community of Central as quickly as possible. However, with all of the potential for development of additional land in the Dammeron Valley area, only that land adjacent to the State Highway would have any significant industrial potential. If it did develop with an industrial base, it is still a significant distance to the Interstate 15 Freeway. For these reasons, the General Plan does not project any significant industrial development in the Dammeron Valley area during the time of this Plan.

Public Services:

A section of the General Plan relative to public services in the county is contained at the beginning of this section of the plan, Section VII. Many comments are re-stated here as they specifically apply to the community of Dammeron Valley.

Electricity:

Electric service in Dammeron Valley is provided by the Rocky Mountain Power Company. A few years ago a new sub-station was constructed at the south end of the valley, about mid-way between Diamond Valley and Dammeron Valley. With the completion of this sub-station, the power company is better able to serve this area of the county. The same power company is planning an expansion of their service capacity between the major power hub at Sigurd, Utah, and the sub-station located at Central / Dixie Deer Estates. This expansion with another service line is expected to be complete in about 3 to 4 years. This will provide good service to the Dammeron Valley area for many years into the future.

During the county input meeting, comments were made relative to contact with the power company relative to identifying ORV and other trails within the power company property. The General Plan would support continued dialogue with the residents of Dammeron Valley relative to providing access to and through the power company property.

Natural Gas:

A number of years ago, the Questar Gas Company installed a natural gas line from a point near the town of Central, running parallel State Highway 18 southward toward the City of St. George. The installation of this line made natural gas service available to communities along the way, including Veyo, Dammeron Valley, Diamond Valley and Winchester Hills. This line connects with the other major supply line serving the St. George valley from the east, giving service to most of the county from either direction. This supply of natural gas should be sufficient to serve all of the communities currently connected to the system for both current demand and for future growth.

Water:

Water in Dammeron Valley is provided by the Dammeron Valley Water Company. This is a privately owned company under the ownership of the developer of Dammeron Valley. It appears that this system is sufficient to serve the community of Dammeron Valley through the period of the General Plan. It would not be sufficient to provide culinary water to the other blocks of land

adjacent to Dammeron Valley that could, at some time in the future, be proposed for development. It is possible that the Washington County Water Conservancy District would be able to provide supplementary water to the valley at some future time, should it be necessary to obtain supplementary water for the existing community, or to supply water for additional land in the Dammeron Valley area.

Sewage Disposal:

Presently, liquid waste is disposed of through two separate methods. All of the Dammeron Valley area is served by individual septic tanks. This system has seemed to serve the valley well up to this point. In order to maintain the septic system as a healthy means of disposal, the valley should consider a program of septic tank maintenance in which home owners pay a maintenance fee just as a homeowner on a sewage system would pay. This would provide for an annual inspection of each system in the community, with those needing pumping or other improvements, these improvements would be made at no further cost to the home owner. In so doing, septic tanks could be a satisfactory method of disposal for years to come.

The Pinion Hills portion of Dammeron Valley is presently connected by outfall lines leading to a large septic tank and drain field system. This system has worked generally well since its inception. At some agreed upon time, the developer is bonded to provide an on-site disposal system to take care of the entire Pinion Hills system. This plan will work well, and will provide service to the Pinion Hills area for the period of the General Plan.

An alternative to an on-site system would be to extend an outfall line from Dammeron Valley to the existing sewer system currently extended to the Ledges development in St. George City. This outfall line extension may be less expensive than the installation of a package plant. It would particularly make sense if the community of Diamond Valley also precipitated in the outfall line extension.

Washington County recently made an agreement with the Washington County Water Conservancy District to oversee waste services to all of the western part of the county. Any new development in western Washington County will be required to meet the requirements that may be established by the Water Conservancy District.

Roads:

Road maintenance of the roads in Dammeron Valley now comes from the Washington County Road Department. Most of the roads in the valley have been dedicated to the county through the subdivision process. Most of the roads in the valley portion of the community are, or have been, graveled while the roads in Pinion Hills have been paved via changes in county ordinance requiring paved roads in subdivisions as opposed to gravel roads which were required many years ago.

In unincorporated county areas, the roads are classified by the State as "Class B" roads. Depending upon the degree of improvement, the county receives funds from the State for maintenance purposes. This amount is subject to change from one year to another with the funds

for maintenance coming from the Gasoline Tax applied to all gasoline purchased throughout the country. Dirt roads receive the least amount of funding; paved roads receive the most maintenance money.

In Washington County, roads have historically been maintained with the money received from the State gas tax fund. Property Tax funds have not been used for road maintenance. It has long been the county policy to maintain roads in essentially the condition in which they were created. If the property owners in Dammeron Valley want to have their roads maintained at a higher standard, the position of the county would be that when the owners of an area bring their roads up to that higher level, the county will then maintain them at the new standard. This is sometimes done through an improvement district that spreads the cost of improvement over a period of usually not more than ten years, instead of a one-time payment up front from the property owners.

Fire Protection:

Fire protection in Dammeron Valley is provided by the Dammeron Valley Fire Department. This fire department works under the umbrella of the Dammeron Valley Landowners Association. It is essentially a “stand alone” fire department and is not tied to either the Northwest, or the Southwest District Fire Departments that serve areas both to the north and south of Dammeron Valley. The fire chief participates in the county fires chief’s association, and does participate in training programs available on a county wide basis.

There is a fire station located in Dammeron Valley, and the fire department is a volunteer fire department. They do have significant equipment available for use by the firemen, and the department would appear to be adequate for the community as it currently exists, including Pinion Hills, assuming that there is no significant development outside of the currently platted and recorded development. Should the valley experience extensive expansion, the issue of fire protection could be revisited at that time.

Public Safety:

Police protection is provided by the Washington County Sheriff’s Office. This service will continue as long as Dammeron Valley continues as an unincorporated part of Washington County. This method of police protection would continue even if Dammeron Valley was incorporated until such time as the town created their own law enforcement department. Some communities have contracted with the county for an increased visibility of sheriff’s officers through a contract with the county calling for more sheriffs’ visibility in their community through a specific contract calling for more sheriffs’ protection in exchange for additional funds being raised by the community.

Solid Waste:

A solid waste board, made up of one representative from each city or town in the county, along with one member of the county, oversee the collection of solid waste in the county. This board contracts with a private company to provide the collection of waste in the county. There is a

central land fill location which is owned by the county and managed by the solid waste company. That site is expected to be sufficient for many years to come. This system of management and oversight is also expected to continue, and appears to be adequate to serve the valley.

Building Inspection:

Building inspection of new construction in Dammeron Valley is provided by the county building department. The cost of a permit in the county is approximately \$2,000.00 for an “average” home. The cost of a permit is established in order to pay for the cost of the service provided, and is intended to be subsidized by residents of the county in general. The county has no impact fees outside of the fee for the preservation of the Desert Tortoise, which fee is collected county wide. Some incorporated communities in the county also contract with the county to provide building inspection services.

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. Except for the possibility of a cellular tower somewhere in the Dammeron Valley area, it would appear that communication services are sufficient for the present time. There are some communication services through cable television and computer companies and from satellite communications.

Flood Control:

Flood control has not been a major problem in Dammeron Valley compared to some of the other unincorporated communities in the county. During heavy storms there have been time when the culverts under the state highway have not been sufficient to carry the runoff, but overall, Dammeron Valley has gotten by comparatively well.

Annexation / Incorporation:

There have been comments, from time to time, from the Dammeron Valley area relative to consideration to incorporate as a stand alone community in the county. This issue was discussed by the General Plan in the previous section dealing with residential development.

The General Plan would simply suggest that of all of the unincorporated communities in the county, Dammeron Valley may have more to gain through incorporation because of the great potential for development adjacent to the community. If all of that land remains in the county, there is no reason for the county to give special direction to the development of these areas other than through current county ordinances. Dammeron Valley could establish specific development criteria that would allow development to take place, but under the direction of the current community. The county would support incorporation of Dammeron Valley.

The General Plan currently being proposed, would constitute a significant part of a feasibility study, currently required by State law prior to an annexation being considered, without another

extensive study being required for the same purpose. To incorporate or not to incorporate is a local decision, and the county will continue to support each area of the county as an unincorporated part of the county.

**WASHINGTON COUNTY COMMUNITY STATISTICAL SURVEY
FOR
THE COMMUNITY OF DAMMERON VALLEY
2010-2011**

1. Residency status

- a. How long have you lived as this location? 8 year average
- b. Number in family 3 average
- c. Home Owner 100 %
- d. Land owner 100 % 3.25 acres average

2. Please mark characteristics that you value the most or that help you choose to live or own property in this area.

- a. Born or raised in the area 22.2 %
- b. Close to family, friends, or neighbors 22.2 %
- c. Close to mountains 77.7 %
- d. Like the open space 88.8 %
- e. The opportunity to keep horses, animals, etc. 77.7 %
- f. Quiet community 77.7 %
- g. Recreational opportunities 88.8 %
- h. Safe environment 100.0 %
- i. Small town atmosphere 100.0 %
- j. Other: There are four seasons here

3. Should the rural atmosphere be preserved?

- a. Yes 100 % No 0
- b. If yes, how should it be done?
Keep homes on large acreage, maintain CC&R's, no 1/4 acre lots in 1 acre area, limit density and land use, manage growth, it is already being done.
- c. Should existing farm land be preserved? Yes 88.8 % No 22.2 %
- d. How should it be done? Tax breaks, water cost incentives, require more open space in developments, the land is privately owned leave it alone.

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

Yes 55.5 % No 44.4 %

5. Please mark on a scale of 1 - 5 your concerns on each of the following: Traffic, safety, street and road conditions, unsafe ORV use, street dedication.

- a. Off-highway vehicles on streets - 0 = 44.4 %, 2 = 22.2 %, 5 = 33.3 %
- b. Speed/traffic control - 0 = 1 = 11.1 %, 3 = 33.3 %, 4 = 22.2 %, 5 = 33.3 %
- c. Road conditions - 0 = 11.1 %, 2 = 11.1 %, 3 = 22.2 %, 4 = 33.3 %, 5 = 22.2 %

- d. Unsafe ORV use - 0 = 44.4 %, 5 = 55.5 %
 - e. Street dedication - 0 = 44.4 %, 4 = 11.1 %, 5 = 11.1 %
6. Desired commercial or industrial business?
 Yes 22.2 % No 44.4 %
 What types of commercial would be desirable?
 Restaurant, feed store, storage units,
7. Where should it be located?
 Near the substation south of the valley, in St. George
8. Rate your experience with the following local services as they relate to your area.
 Excellent = 5, Poor = 1, No experience = 0.
- a. Ambulance / medical - 0 = 44.4 %, 3 = 11.1 %, 4 = 11.1 %, 5 = 22.2 %
 - b. Water service & quality - 1 = 11.1 %, 3 = 33.3 %, 4 = 11.1 %, 5 = 44.4 %
 - c. Electrical power service - 2 = 22.2 %, 3 = 33.3 %, 4 = 11.1 %, 5 = 33.3 %
 - d. Fire Protection - 0 = 22.2 %, 4 = 33.3 %, 5 = 44.4 %
 - e. Garbage Service - 4 = 22.2 %, 5 = 77.7 %
 - f. Law Enforcement - 0 = 33.3 %, 3 = 11.1 %, 4 = 33.3 %, 5 = 22.2 %
 - g. Postal Service - 3 = 22.2 %, 4 = 11.1 %, 5 = 66.6 %
 - h. School Transportation - 0 = 33.3 %, 4 = 33.3 %, 5 = 22.2 %.
 - i. Telephone Service - 1 = 22.2 %, 2 = 11.1 %, 3 = 33.3 %, 4 = 22.2 %, 5 = 11.1 %.
 - j. Cell Phone Service - 1 = 44.4 %, 2 = 33.3 %, 3 = 11.1 %, 5 = 11.1 %
 - k. Other - Natural Gas - 4 = 11.1 %
9. Should the community provide recreation facilities for residents of the community?
 Yes 11.1 % No 66.6 %
10. If answer is yes, list desirable facilities: Hiking trails, ATV trails
11. How can you best be informed about meetings, times, agendas, events, issues, etc?
- a. Word of mouth - 44.4 %
 - b. Mail boxes - 99.9 %
 - c. Fire Station - 66.6 %
 - d. Posting on the internet - 88.8 %
 - e. Other - Store - 11.1 %, Home Owners - 11.1 %
12. Did you participate in the Vision Dixie program?
 Yes 33.3 % No 77.7 %
 What did you like most about it? It was a good presentation.

**WASHINGTON COUNTY COMMUNITY SURVEY ANALYSIS
FOR
THE COMMUNITY OF DAMMERON VALLEY
2010-2011**

On July 27, 2010, members of the Washington County Planning Department met with residents of the community of Dammeron Valley at the Dammeron Valley fire station. The group was small, but those present entered into a discussion of the Dammeron Valley community. Questionnaires were completed by those present with others able to submit the same information over the internet or to fill out the form and submit them to the county planning office.

Following is a summary of the questions asked, and the comments that were responded to by those present along with other comments submitted to the planning office

The length of time that residents have lived in the community was 8 years, and the average family size reported was 3.

Many reasons were given for living in Dammeron Valley. These reasons included being born or raised there; close to family, friends or neighbors. Because Dammeron Valley has not been in existence for that many years, more reasons for living there included such things as being close to the mountains and parks; the open space; it being a quiet community; the opportunities for recreation; a safe environment, and all respondents favored the safe environment and the small town atmosphere. One resident was attracted by the four seasons that exist in the valley.

All residents agreed that the small town atmosphere should be maintained. As to how to do this, such things as keeping homes on large lots, maintenance and enforcement of the CC&R's; and by managing growth.

Most respondents also would like to maintain the agricultural use of land in the area. To do so, it was suggested that tax breaks be enacted; water cost incentives should be offered to agriculture; more open space should be required in developments; or, because it is private land, it should be left alone.

There seems to be an interest in developing walking and bicycle trails in Dammeron Valley, although the comments submitted also showed a strong feeling that these things are not necessary or desirable. The respondents were quite evenly divided on this issue. .

A few respondents considered off-highway vehicles on the streets to be a problem. Most did not. However, most had a significant concern relative to traffic control and speed on the streets of Dammeron Valley. Road conditions seemed to be mostly acceptable, with a few respondents indicating that further improvement would be desirable.

Relative to the unsafe use of ORV units in Dammeron Valley about half of the respondents had no opinion, and the other one-half felt that there was a significant problem. Perhaps more education of users, especially under-age riders might be necessary.

A majority of those in Dammeron Valley are not supportive to commercial development in Dammeron Valley. Among those that favored commercial development, such things as restaurants, a feed store, and storage units were suggested. However, even among those wanting some commercial development, the logical location was somewhere south of the valley near the electrical substation or even further south, in the City of St. George.

There are a number of local public services that are provided in Dammeron Valley. These include such things as ambulance service wherein about half of the respondents indicated having no experience with ambulance service. This may indicate a healthy population not needing this service. Among those seeing a need, or having had experience, most felt that the service was reasonably good.

The provision of culinary water was rated very high suggesting a well run water system. Electrical service generally rated quite high, and fire protection was generally good. Among the best rating was garbage collection with law enforcement also getting generally high marks. The service of the Post Office also rated very high, indicating that residents are mostly satisfied with the service of the Post Office.

Many residents were unfamiliar with the provision of school transportation, indicating that many of the residents do not have children of school age. Among others, transportation to schools was rated good to excellent with no poor ratings.

Telephone service appeared to receive an “adequate” rating, but cell phone service would indicate that perhaps additional cell phone service would be beneficial. Either a resident has a service that works in the valley, or it does not. Overall, improvement in this area seems to be desirable.

In terms of being informed of meetings, public notices, etc., a notice posted near the mail boxes received the highest rating. The use of the internet also rated high, followed by notice at the fire station, followed by work of mouth from one resident to another.

A few years ago, the county sponsored a planning effort titled “The Vision Dixie” program. As far as respondents were concerned, most did not participate in this planning effort, with only a few indicating that they had been involved. More will be said about this program as a part of the body of the General Plan that is the major part of this questionnaire process.

**WASHINGTON COUNTY COMMUNITY STATISTICAL SURVEY
FOR
THE COMMUNITY OF DAMMERON VALLEY
2010-2011**

1. Residency status

- a. How long have you lived as this location? 8 year average
- b. Number in family 3 average
- c. Home Owner 100 %
- d. Land owner 100 % 3.25 acres average

2. Please mark characteristics that you value the most or that help you choose to live or own property in this area.

- a. Born or raised in the area 22.2 %
- b. Close to family, friends, or neighbors 22.2 %
- c. Close to mountains 77.7 %
- d. Like the open space 88.8 %
- e. The opportunity to keep horses, animals, etc. 77.7 %
- f. Quiet community 77.7 %
- g. Recreational opportunities 88.8 %
- h. Safe environment 100.0 %
- i. Small town atmosphere 100.0 %
- j. Other: There are four seasons here

3. Should the rural atmosphere be preserved?

- a. Yes 100 % No 0
- b. If yes, how should it be done?
Keep homes on large acreage, maintain CC&R's, no 1/4 acre lots in 1 acre area, limit density and land use, manage growth, it is already being done.
- c. Should existing farm land be preserved? Yes 88.8 % No 22.2 %
- d. How should it be done? Tax breaks, water cost incentives, require more open space in developments, the land is privately owned leave it alone.

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

Yes 55.5 % No 44.4 %

5. Please mark on a scale of 1 - 5 your concerns on each of the following: Traffic, safety, street and road conditions, unsafe ORV use, street dedication.

- a. Off-highway vehicles on streets - 0 = 44.4 %, 2 = 22.2 %, 5 = 33.3 %
- b. Speed/traffic control - 0 = 1 = 11.1 %, 3 = 33.3 %, 4 = 22.2 %, 5 = 33.3 %
- c. Road conditions - 0 = 11.1 %, 2 = 11.1 %, 3 = 22.2 %, 4 = 33.3 %, 5 = 22.2 %

- d. Unsafe ORV use - 0 = 44.4 %, 5 = 55.5 %
 - e. Street dedication - 0 = 44.4 %, 4 = 11.1 %, 5 = 11.1 %
6. Desired commercial or industrial business?
 Yes 22.2 % No 44.4 %
 What types of commercial would be desirable?
 Restaurant, feed store, storage units,
7. Where should it be located?
 Near the substation south of the valley, in St. George
8. Rate your experience with the following local services as they relate to your area.
 Excellent = 5, Poor = 1, No experience = 0.
- a. Ambulance / medical - 0 = 44.4 %, 3 = 11.1 %, 4 = 11.1 %, 5 = 22.2 %
 - b. Water service & quality - 1 = 11.1 %, 3 = 33.3 %, 4 = 11.1 %, 5 = 44.4 %
 - c. Electrical power service - 2 = 22.2 %, 3 = 33.3 %, 4 = 11.1 %, 5 = 33.3 %
 - d. Fire Protection - 0 = 22.2 %, 4 = 33.3 %, 5 = 44.4 %
 - e. Garbage Service - 4 = 22.2 %, 5 = 77.7 %
 - f. Law Enforcement - 0 = 33.3 %, 3 = 11.1 %, 4 = 33.3 %, 5 = 22.2 %
 - g. Postal Service - 3 = 22.2 %, 4 = 11.1 %, 5 = 66.6 %
 - h. School Transportation - 0 = 33.3 %, 4 = 33.3 %, 5 = 22.2 %.
 - i. Telephone Service - 1 = 22.2 %, 2 = 11.1 %, 3 = 33.3 %, 4 = 22.2 %, 5 = 11.1 %.
 - j. Cell Phone Service - 1 = 44.4 %, 2 = 33.3 %, 3 = 11.1 %, 5 = 11.1 %
 - k. Other - Natural Gas - 4 = 11.1 %
9. Should the community provide recreation facilities for residents of the community?
 Yes 11.1 % No 66.6 %
10. If answer is yes, list desirable facilities: Hiking trails, ATV trails
11. How can you best be informed about meetings, times, agendas, events, issues, etc?
 a. Word of mouth - 44.4 %
 b. Mail boxes - 99.9 %
 c. Fire Station - 66.6 %
 d. Posting on the internet - 88.8 %
 e. Other - Store - 11.1 %, Home Owners - 11.1 %
12. Did you participate in the Vision Dixie program?
 Yes 33.3 % No 77.7 %
 What did you like most about it? It was a good presentation.

