

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

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

Prepared by
The Washington County
Planning Department

The Diamond Valley Community General Plan

Background and History:

Unlike many settlements in Washington County, the Diamond Valley area does not have a historical pioneer heritage. The community is not mentioned in any history books on the subject of Washington County. The private property in Diamond Valley has been owned by a number of owners over the years, and it appears to have been used primarily for ranching and livestock grazing.

In the late 1950's, Arlen D. Moore began purchasing property in the Diamond Valley area, and consolidating much of the landownership in the valley. Mr. Moore was responsible for the construction of a ranch house in the northern end of the valley. He also constructed livestock stables, a bunk house, a pond, and developed much of the original water supply that now serves the community.

In the early to mid 1970's a group of local investors joined together in purchasing the Moore property and created an organization known as Diamond Valley Ranches, Inc. This started the development of Diamond Valley, and the beginning of what has come to be known today as the Diamond Valley community.

Over the years, Diamond Valley has developed into a quiet, attractive community not fronting along State Highway 18, but rather developed into a quiet, attractive community located off the highway, and nestled in the valley that was originally the Moore Ranch. The developmental history of the valley therefore dates back about twenty-five to thirty years, making it one of the more recent developments in Washington County.

Geography, Geology, and Topography:

Geographically, Diamond Valley lies about midway between the "historic" boundary of the City of St. George, and the unincorporated town of Veyo. About the same time as the development of Diamond Valley was taking place, other developments were springing up along State Highway 18, including the communities of Winchester Hills, Dammeron Valley, and its companion development of Pinion Hills. Diamond Valley is reached via State Highway 18 between St. George and Enterprise which is located at the north end of the county.

The topography of the valley generally slopes from north to south, and is surrounded by relatively low hills sloping toward the Pine Valley Mountains. The valley itself slopes generally toward the south and was, at one time self contained. This means that it was a closed valley with no outlet at the south end of the valley, in effect creating a "dry lake" in times of storm runoff.

The closed valley has since been breached to allow water to escape from the valley into the lava rocks at the southern end. Flooding in the valley is still a problem in some areas of the community and this issue needs to be brought to a conclusion.

Quoting from a soils study of the county done by the U. S. Soil Conservation District between the years 1967 and 1971, soils in Diamond Valley are generally identified as belonging to a group of soils called the 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 Diamond Valley is generally identified as including about 19.1 square miles (13,582.0 acres) of land. Diamond Valley essentially abuts Winchester Hills on the south and Dammeron Valley on the north. The ownership of the valley is as follows:

**Table I
Land Ownership in Diamond Valley**

| <u>Ownership/Management</u> | <u>Acres</u> | <u>Sq. Mi.</u> |
|-----------------------------|------------------|----------------|
| National Forest | 2,877.84 | 4.50 |
| Bureau of Land Management | 6,338.21 | 9.90 |
| State of Utah | 196.12 | 0.31 |
| State Park | 1,575.50 | 0.34 |
| Private Land | 2,584.19 | 4.04 |
| Quasi Public Land | 10.21 | 0.02 |
| Totals: | 13,582.03 | 19.11 |

Land Use:

Most of the public land, specifically the land under the jurisdiction of the National Forest land, and the Bureau of Land Management land, is vacant, undeveloped land except for some minimal mineral development near the north end of the valley on BLM land. Much of this land has historically been used for livestock grazing and has not changed for many years.

The land inside the northern end of Snow Canyon State Park is generally an undeveloped part of the Park, particularly the land that lies within the Diamond Valley community. That part of the Park area is not likely to change at any time in the foreseeable future. The natural lava rock on the State Park land provides for permanent open space, and helps to provide a buffer between Highway 18 and the community.

There is currently no land in the valley identified as commercial land beyond a number of home occupations licensed to various residents. There is one identified mineral extraction lease on BLM land that is used for the extraction of aesthetic rock products. This site has been used for a number of years under a Bureau of Land Management lease, years and could be classed as an industrial development, even though the use is minimal in nature.

Another industrial use in the area is on a portion of the cinder pit adjacent to Highway 18. Cinders have been removed for many years for use on roads in the area, to make cinder blocks, and for decorative purposes. A portion of the pit is included in Snow Canyon State Park. The balance of the site is privately owned and could still be used for the mining of cinders.

Of the land in the Diamond Valley area under control of the State, some 180 acres belong to the Institutional Trust Land Division of the State of Utah. This land could become available for development.

There is an elementary school in the valley. The land for this school was obtained some years ago when the Washington County School Board felt that an elementary school was needed for this part of the county. The School District obtained ten acres of land from the Diamond Valley developers, purchased a building lot from a resident which provided access to the ten acre site, and moved ahead to construct the elementary school.

There is very little agricultural land in the valley. Land is still devoted to livestock grazing.

**Table II
Existing Land Use**

| | | |
|----------------------------------|-------------|---------|
| Residential Development | 410 acres | 17.05 % |
| Agriculture | 79 acres | 2.74 % |
| Vacant Undeveloped Land /Grazing | 1,876 acres | 78.72 % |
| Commercial | 0 acres | 0 % |
| Industrial | 8 acres | .33 % |
| Public / Quasi Public | 10 acres | .42% |
| Total: | 2,383 acres | 99.26 % |

The above figures may not be survey accurate, but they paint a relative picture as to the relationship between the various types of land use. Considering the private land in the community alone, some 1,876 acres (78.72%) of private land is undeveloped. There is still much room for various types of land-use development. One of the benefits of living in Diamond Valley is that while the amount of private land would allow it to grow significantly, it is really an island surrounded by public land, most of which likely will never be developed.

Open Space:

Approximately 81% of the land within the Diamond Valley community area is public land. This land is open space, undeveloped property. Some of it could be, and probably is used for livestock grazing. No other development on the public land is proposed. The public land is not an area high in mining or mineral claims. The current mining of decorative rock is likely the maximum amount of mineral activity on the public land in the Diamond Valley area.

Agricultural Development:

Agriculture in Diamond Valley is mainly a small amount of dry-land farming and a sod farm which has more recently been converted to crop farming in the form of alfalfa. Prior to residential subdivision development taking place, the area was historically used for livestock grazing, and was never a major farming area in Washington County.

With the limited amount of agricultural use taking place in the valley, it can be expected that the amount of land devoted to agriculture will diminish as the need for other development takes place. Anyone wanting protection should apply for an agricultural protection area to protect their farmland from adjacent development. Once in an agricultural protection area, it is not protected for any specific length of time. The land owner may remove it from that designation at any time.

Residential Development:

The first subdivision plat in Diamond Valley was recorded on January 29, 1975. There have been a total of nine plats recorded in subsequent years along with a few individual lot splits. There are currently 378 platted and recorded lots, not including about 11 lots that were approved outside of the platted area. The total number of dwelling units presently existing in Diamond Valley is 313 homes along with various accessory or miscellaneous buildings.

The actual number of building permits issued for dwelling units during the past thirteen years is shown in Table III as follows:

Table III
Residential Permits Issued 1997 - 2010

| <u>Year</u> | <u>Number of Permits</u> |
|-------------|--------------------------|
| 2000 | 13 |
| 2001 | 8 |
| 2002 | 9 |
| 2003 | 16 |
| 2004 | 21 |
| 2005 | 14 |

| | | |
|------|-----------|-------------------------|
| 2006 | 2 | |
| 2007 | 6 | |
| 2008 | 2 | |
| 2009 | 0 | |
| 2010 | 0 | |
| | Total: 91 | Average: 10.1 per year* |

* Over the past decade there has been an average of 10.1 permits issued each year. This does not include the years 2009-2010 when no permits were issued because of the decline in the economy.

Theoretically, with 378 subdivision lots and 300 homes in platted subdivisions, Diamond Valley could reach "build out" in about six more years. Realistically, that scenario will not happen. Currently, according to the County Planning Department figures there are an additional 300 lots in some state of proposed development. This many additional parcels could, if fully developed, nearly double the current amount of residential development available in the valley.

Current population and population density:

Because Diamond Valley is part of the unincorporated part of the county, population figures are not available for the community itself. However, the average family size in the county is in the range of 2.8 to 3.2 residents per dwelling. Using the total number of dwelling units in the area, 313 and multiplying by an average of 3.2 residents, the current projected population would be 1,000 residents. If the lower range of 2.8 residents per dwelling unit is used, the total would be nearly 900. Perhaps a figure of 3.0 residents per dwelling unit would be a more accurate figure, making the current population about 900 - 950 residents at this time.

From a density standpoint, Diamond Valley is very low. Using a population of 950 residents, and 10,997.84 acres, the density is about twelve acres per resident. By any standard of measurement, that is a very low density.

Future Growth and Development:

Because Diamond Valley is unincorporated and is not adjacent to any other incorporated city or town, Diamond Valley has essentially two choices in the future. One choice is to incorporate as a town. The other is to remain as an unincorporated part of the county. The General Plan has always stated 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. Nevertheless, the General Plan has no authority to require incorporation. The decision as to whether to incorporate or not to incorporate would need to be made by the residents of Diamond Valley.

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 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. The lack of septic tanks in Diamond Valley has slowed development here for some time. With recent State Department of Environmental Quality approval, new methods of waste disposal are now available as an alternative to septic tanks. The use of one of their methods for new development could significantly change the number of new permits that could be issued in coming years.

It should be noted that the number of permits has been relatively low for the past several years. Reflecting the slow National economy which has also affected the growth and development in Washington County.

There are several hundred lots that have been preliminarily proposed to the county by developers who are interested in the Diamond Valley area. How the economy rebounds will determine how quickly some of these developments might take place.

**Table IV
Projected Population Growth**

| <u>Year</u> | <u>Number of New Dwellings</u> | <u>Population</u> |
|-------------|--------------------------------|-------------------|
| 2011 | 5 | 965 |
| 2012 | 6 | 983 |
| 2013 | 10 | 1,013 |
| 2014 | 10 | 1,043 |
| 2015 | 10 | 1,073 |
| 2016 | 12 | 1,049 |
| 2017 | 14 | 1,091 |
| 2018 | 17 | 1,142 |
| 2019 | 20 | 1,202 |
| 2020 | 25 | 1,277 |

Without more accurate current population figures, and by trying to project future rates of growth, the above figures are but a rough estimate of future population growth in Diamond Valley. These figures should be reviewed regularly and corrected based on current and more accurate figures.

Vision Dixie Principle Summary:

Along with recommendations for residential growth and future development in Diamond Valley, along with other types of development such as commercial growth, the Vision Dixie Project, which was sponsored by Washington County, 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 Diamond Valley is shown as follows:

1. Plan regionally; implement locally - The General Plan for Diamond Valley is a local Plan for Diamond Valley, and is a part of the General Plan for the county.
2. Maintain air and water quality, and conserve water - Air and water quality is very good in Diamond Valley. Most outside landscaping in the valley is minimal. Most of the lots are covered with native plant materials except for a small area of landscaping immediately around the dwelling unit. Conservation of water in Diamond Valley is important to the residents of this part of the county.
3. Guard our signature landscapes - see the section of this plan relative to open space development.
4. Provide rich, connected natural recreation areas and open space - also covered in the report dealing with open space, and recreation development in the community.
5. Build a balanced transportation system - The county has developed a county-wide transportation plan. See section III of the General Plan for information dealing with transportation in Washington County. See also the road section of this community Plan.
6. Get centered by focusing on growth in walkable-mixed use centers. Mixed use centers are difficult to develop based on the current pattern and the limited use of any mixed use projects based on the limitations caused by septic effluent. commercial development areas may be identified on the General Plan map, economic potential will be weighed by a commercial business prior to making a decision to bring a business to Diamond Valley.
7. Direct growth inward - Diamond Valley was developed as a compact subdivision development. There has been some scattered development on the low hills east of the main development, but, for most part, growth expansion has, up to this point, been controlled. Future development should be done by moving outward, not by leap-frogging outward and then filling back in to the valley.
8. Provide a broad range of housing types - this has been discussed previously. A broad range of housing types is not possible without installing a waste disposal system.
9. Reserve areas for industry - this is discussed in the following section dealing with industrial development. There is little potential for industrial development in Diamond Valley.
10. Public land conversion - No conversion is proposed or needed for proper build-out or growth of Diamond Valley.

Commercial Development:

Commercial development is non-existent in Diamond Valley, except for some home occupations of a commercial nature. Home occupations will probably continue to grow as the area expands. In some of the other "bedroom" communities in the county, home occupations make up a significant element in those communities.

One goal of the Vision Dixie Project 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 accomplished with walking and bike paths as opposed to automobiles. In light of the Vision Dixie policies, the General Plan has attempted to identify an area where convenience commercial services in Diamond Valley could be located in an effort to reduce Highway 18 traffic traveling to St. George or Veyo for incidental commercial needs.

Highway commercial development is not recommended by the General Plan. There is no benefit to Diamond Valley in trying to stop traffic on Highway 18 to spend money in Diamond Valley. Any commercial development should be for the use and benefit of the residents of the valley without regard to whether or not anyone from outside the valley stops here. Whether or not commercial business comes to Diamond Valley depends more upon economic decisions, than it does a future land planning recommendation.

Industrial Development:

It is difficult to attract industrial or manufacturing business to an area without ready access to an interstate freeway. The likelihood of bringing industrial development to Diamond Valley would appear to be very unlikely.

Existing industrial development consists of the extraction of cinders at the cinder cone, and the minimal amount of decorative rock removed for decorative purposes. Even though the area of land covered by cinders is included within the total land use, only one portion of the cinder pit is used for cinder extraction. A portion of the cinder pit is within Snow Canyon State Park, and will not be developed industrially by the State Park.

Public Services:

A section on public services as they relate county-wide is found at the beginning of this section, Section VII, of the General Plan. Some comments are re-stated herein as they might relate specifically to the community of Diamond Valley.

Electricity:

Electric service in Diamond Valley is provided by the Rocky Mountain Power Company. A few years ago a new electric sub-station was constructed 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 also moving toward an increase of capacity between the sub-station at Sigurd, Utah, and the sub-station located adjacent to Dixie Deer Estates in Washington County. With the completion of this additional transmission line, Diamond Valley should be provided with sufficient electrical power to provide for all future growth that might take place for many years to come.

Natural Gas:

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

Water:

Water in Diamond Valley is currently provided by the Diamond Valley Water Company. This is a mutual water company owned and operated by the residents of Diamond Valley. There may also be other water sources in the valley that are privately owned. The supply of water owned by the water company is projected to be adequate to serve all of the recorded building lots in the valley, as well as such things as the school, park, fire station, church, etc.

The Washington County Water Conservancy District provides supplementary water to many parts of the county as well as to many of the incorporated cities and towns. The District has indicated that they are willing to provide additional water to the Diamond Valley area as development continues to take place. This source of water should provide a stable water source to Diamond Valley well into the future.

Sewage Disposal:

Presently, liquid waste is disposed of by means of individual septic tanks. These have been approved for all of the platted lots in Diamond Valley, as well as some lots not within regularly platted subdivisions. This system has seemed to serve the valley well up to this point. However, based upon a ground water study performed by Hansen, Allen, and Luce, Engineers, in 1998, their study indicated that most of Diamond Valley is located on the Navajo Sandstone formation, which is the formation from which most of the ground water serving southern Washington County is found. Further, based upon their report, if each currently platted and recorded lot in Diamond Valley was occupied with a home, the valley would exceed their recommended density for septic tanks. As a result, of this study, development of additional subdivision lots has been limited for some time.

More recently, a number of alternate on-site waste disposal systems have been approved by the State Department of Environmental Quality, and are now being approved for use in various areas of Utah. Some developers are looking at these methods as a means of eliminating the possibility of ground water pollution, and are actively considering such methods to allow further subdivision of the land in Diamond Valley.

Washington County has contracted with the Water Conservancy District to oversee sewage disposal in the western part of the county. As an unincorporated part of the county, Diamond Valley is under the supervision of the Water District to oversee sewage disposal.

Should Diamond Valley determine at some point to incorporate, another consideration for the community would be to petition the City of St. George to connect to the St. George sewer system which currently serves Ivins, Santa Clara, and Washington City, in addition to the City of St. George. Outfall lines already extend to the southerly end of Winchester Hills, which could make connection to this system preferable to the installation of one or more on-site treatment plants in the community. Dammeron Valley is interested in incorporation for the very purpose of connecting to the St. George sewer system. If both of these areas were to make a joint application to St. George City, it could reduce the cost to install an outfall line to serve both areas at the same time.

Roads:

Road maintenance in the community of Diamond Valley is currently provided by the Washington County Road Department. There is a combination of roadway types presently existing in the valley. Not all of the roads are dedicated roadways. Many of the lesser improved roads are considered to be roads by right of use. In other words, the road has been there for many, many, years, and has been used by the public to travel to and from certain areas of the county. In the county, the state classifies roads as class "B" roads.

Financing for maintenance of county roads comes from the Utah Department of Transportation through a funding formula that allows different amounts of maintenance money for different types of roads. Dirt roads receive the least amount of funding, paved roads receive the most. There are approximately twenty-five miles of roads in Diamond Valley. The actual amount of funding is set by the state and is adjusted annually. It tends to fluctuate from year to year. Road maintenance funds come from user fees derived from the gasoline tax, which somewhat depends on how many miles a person drives and how much gasoline they use.

It has long been the policy of the county to maintain roads essentially in the condition in which they were created. If property owners in a given area want to have their roads improved to a higher standard, the position of the county would be that when the owners of an area bring their roads up to a higher standard, 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 ten years, instead of a one time payment up front from the property owner.

Under the Washington County Land Bill adopted by Congress in April, 2009, and signed by the President, the Bureau of Land Management is required to identify a route for an east-west right-of-way for the future construction of a major route for a right-of-way for the construction of a major collector roadway. The General Plan for the county has identified four alternatives for possible consideration which may, or may not, be the same as those routes identified by the BLM.

One of the potential future routes passes through the habitat conservation area from Mile Post 13 in Washington City and connects with Highway 18 at the intersection with Snow Canyon Parkway. Two other routes begin in the Ledges area of St. George City with one route turning north on the Cottonwood road and then eastward towards Leeds, the other turning south on the Cottonwood road and connecting to Mile Post 13 in Washington City. The last of these four alternatives begins in Diamond Valley and goes eastward to Leeds staying completely north of the habitat plan area.

The likelihood of any of these routes being constructed is probably many years away. The congressional bill requires that the BLM consult with the county and the City of St. George in making a decision on any route. Once that decision is made, the county will amend their transportation map to adopt the agreed upon route. This decision will not be made for two or three years into the future.

Fire Protection:

Fire protection in Diamond Valley is provided by the South Western (SWSSD) Special Service District. This service is expected to remain much the same as it currently is for the foreseeable future. A new fire station has recently been constructed in the Diamond Valley area to better serve the residents of the valley. The department is made up primarily of volunteer firemen from within the community.

Public Safety:

Police protection is provided is provided by the Washington County Sheriff's office. This service will continue as long as Diamond Valley continues as an unincorporated part of Washington County. This method of police protection would also continue if Diamond Valley was incorporated until such time as the town created their own law enforcement department. Some communities have contracted with the county to increase the amount of sheriff's visibility in their community through a specific contract calling for more sheriff's 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, 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 Washington 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

Building Inspection:

Building inspection of new construction in Diamond Valley is provided by the county building department. The cost of a permit in the county is presently about \$2,000.00 for an "average" home. The cost of a permit is established to pay for the cost of the service provided and is not intended be subsidized by residents of the county in general. The county has no significant impact fees outside of the fee for the preservation of the Desert Tortoise which fee is collected county wide. Some incorporated communities also contract with the county to provide building inspection services,

Communication:

Most of Washington 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 possibly of a cellular tower somewhere in Diamond Valley, it would appear that communication services are sufficient for the present time. There are communication services provided through cable television and computer companies and from satellite communications.

Flood Control:

Because of the closed nature of Diamond Valley, flooding has, over the years, been a problem in many parts of the valley. The county has completed a flood control plan to determine the projected amount of runoff that could occur at any given time. The county has agreed to work with the community, over a period of time, as funding can be identified, to implement the engineering plan. This could include the installation of storm drains, or other measures, to help alleviate the flooding problem. This has been an ongoing problem for many years with which the county will continue to be involved.

Annexation/Incorporation:

Some years ago, the Diamond Valley area gave some serious thought to possible incorporation. Incorporation as a stand along town is still an option that the community is able to consider at any time. Should that issue arise in the future, this General Plan would provide a basis, with some additions, to completing an updated feasibility study for the community to consider relative to annexation.

Incorporation into St. George City is always another option to consider. Since the annexation of the Ledges area into the City, it would be possible for Diamond Valley to annex to St. George City and still leave the Winchester Hills area out of the city. Dammeron Valley to the north has also discussed the possibility of incorporation. One of

the current reasons for that consideration is that if either community, or both of them, were to incorporate, St. George City has indicated they would be favorable to extending the current sewer line to serve either or both of these communities. In order for any significant growth to occur in either valley, either a sewer line would need to be extended to serve the community, or a self contained package plant would have to be constructed by each individual area. An outfall line may be less expensive than a self contained plant.

The county would support such a decision by either of these communities. The decision is a local decision to be made by the residents of each area. It is not a county decision and the county will continue to support each area as an unincorporated part of the county.

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

On August 31, 2010, staff members of the County Planning Department met with citizens of the community of Diamond Valley at the Diamond Valley Water Company Building. The Diamond Valley Land Use Map was reviewed with the individuals present.

Because of the small number of citizens that attended the meeting, a statistical analysis of the results of the questionnaires filled out at the meeting and received since the meeting would not be of significant value. However, following is a summary of the questions and comments that have been responded to by residents of Diamond Valley.

The length of time that the comments of the community members had lived in the community averaged about eight years. The family size was slightly higher than the county average at about 4 years.

All of the respondents were home owners as it can be expected that most of the home owners in Diamond Valley are owners of the homes that they live in.

There is a small amount of agricultural land in the valley. This includes land that was formerly devoted to a sod farm, and which has since been converted to growing alfalfa.

A large number of reasons were given for living in Diamond Valley. These included such things as living close to the mountains, National forest, and the National Park and State Parks. Other reasons include having opens pace, the opportunity to have livestock animals and poultry, a quiet community, recreational opportunities, a safe environment, ability to watch wildlife, a dark night sky, and clean air. It is easy to see why residents like living here in this community.

The character of the community should be preserved. Some methods for doing so include having proper zoning ordinances in place, not extending water or sewer lines into new undeveloped areas, or into areas where development would not be appropriate. All existing farm land should be preserved and protected for as long as the owners choose to continue with agricultural pursuits.

The development of walking / bicycle trails and routes should be identified and developed, in connection with the BLM and the Forest Service where appropriate.

There is concern about the use of off-road vehicles on the roads of the community. Not too much concern about speeding on public streets, some need for continued road maintenance, high concern about unlawful / unsafe use of OHV riders. Proliferation of OHV routes through and around the community is a high concern.

There is presently very little commercial business in Diamond Valley, outside of some home occupations that are licensed by the county. More commercial or industrial development may be good for the county, but not recommended for location in the Diamond Valley community area.

Public services received generally high to good ratings with areas such as law enforcement. Cell phone services, and adequate notification of residents of meetings, etc., are areas that are in need of improvement.

Diamond Valley has a very well developed recreation park in the community. Further recreation development would be desirable. Other facilities that have been recommended for consideration include such things as an expanded trail system connected to other areas, water trails development where appropriate in the county, and a community equestrian center that could keep and maintain horses.

The best way to notify residents of meetings and activities affecting the community could be done by posting notices with large print at post office box locations, and by creating an E-mail list of residents who could be contacted relative to upcoming meetings, etc.

Many citizens participated in the Vision Dixie project which recommends that the county follow through with Vision Dixie principles in preparing plans for the various areas in the county.

Other comments that were made include:

- Avoid any roadways through the Red Cliffs Desert Reserve, which has now been placed in a National Conservation Area by action of Congress.
- Safeguard the "Golden Goose" that is Diamond Valley, the incredible scenery, clean air, diverse recreational opportunities, and abundant open space and wildlife.
- Drainage problems still need to be resolved. A time line and commitment need to be agreed upon with the community to finish the flood control project.
- Some approved culverts still need to be installed