

**THE GENERAL PLAN
FOR
THE COMMUNITY OF PINE VALLEY
2010-2011**

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

**Prepared by
The Washington County
Planning Department**

**AN ADDENDUM TO THE
THE PINE VALLEY GENERAL PLAN
2010-2011**

The Pine Valley General Plan was adopted in 2003. A new community questionnaire was completed in 2008. The county submitted another community survey in 2010. In reviewing each of these three surveys, the consultant has determined that for all essential purposes, there are no significant changes in the three surveys.

In reviewing the 2003 General Plan, it has also been determined that relative to the various land use issues, the goals and policies stated in the 2003 plan are still relevant to the Pine Valley Community. Therefore this addendum updates the statistical data that has changed since 2003. It does not attempt to re-write or change the body of the General Plan in any significant way.

A few updated recommendations will be identified in this addendum for consideration, but there is no reason to change the direction of the 2003 General Plan in any significant manner.

Land Use:

The 2003 plan identified 401 single family dwellings in the Pine Valley Community. In 2011 this figure has been updated to 474 dwellings, or an increase of 73 dwellings. Table I shows the number of permits issued each of the past 10 years.

**Table I.
No. of building permits 2001 - 2010**

2001	11
2002	6
2003	3
2004	6
2005	11
2006	11
2007	10
2008	9
2009	5
2010	1
Total	73

The average number of new permits each year is an average of 7.3. The total number of homes is presently estimated at 474. Using an average of 3.0 persons per dwelling unit,

the current summer population of Pine Valley is in the range of 1,400 maximum numbers of residents.

Most of these dwellings are occupied by part-time (summer) residents. The County Assessors Office records identify 68 primary dwellings. Using the same family size of 3.0 residents per dwelling, the full-time equivalent number of residents would be in the range of 200 permanent residents.

According to the 2003 plan, there are still vacant, un-subdivided parcels of private land that could be developed. The 2003 plan does estimate a build-out total for the valley. Using the same percentage of full-time residents as there are now, it would be possible to estimate the number of full-time residents that would be full-time in Pine Valley at the time of build out. The number of full-time as opposed to part-time residents could be expected to increase as a percentage total residents. Not knowing how many lots could be added from vacant parcels of property, there is no effort at this time to project the build out population separate from the projections of the 2003 plan.

Agriculture / Open Space:

The 2003 policy of preserving the open space pasture land in the valley is still a valid policy. Efforts have been made to place much of this land in a conservation easement which would keep it as open space long into the future. Efforts should continue to effectuate this policy for all of the pasture land in the middle of the valley.

High water table precludes subdivision of this land except for the fact that drain lines could be installed to increase the subdivide amount of land. The 2003 General Plan recommends that no development take place in the meadows beyond a depth of one block north of the main east-west road through the community. The General Plan still supports this one block deep policy. There may be other means of protecting this meadow land in addition to conservation easements on the land. If there are, these other means should be pursued. The conservation route is one method that would allow this land to be protected as permanent open space and still provide compensation to the property owners for not developing the land into subdivisions.

Residential Development:

The General Plan does not recommend any significant changes to the Residential section of the current Plan. Without a sewer system in Pine Valley, no multiple family dwellings can be accommodated. There is still room for additional residential development of the same character as currently exists.

Commercial Development:

The residents of the valley, through three surveys over the past eight years, are all in agreement that there is no desire for additional commercial development in the valley. The General Plan should note that there was a small commercial general store type

business in Pine Valley a few years ago. The building has not been used commercially for several years but is still zoned as a commercial site. Therefore, it could once again be revived commercially, or, the zone could be changed by the current owner to a residential zone.

Public Facilities:

Most of the sections of the 2003 General Plan relative to the various public services would appear to be viable in the year 2011. The goals and policies would appear to be adequate to continue well into the future.

Circulation and Transportation:

The goals and policies of the 2003 Plan are still viable in 2011. The one issue in Pine Valley that does not quite go away is the problem of ATV's. A number of the communities in the county have similar problems, but probably none as much as appears in Pine Valley.

The General Plan has recommended in other communities, that the county would allow each of the unincorporated areas to develop their own ATV plan and that each community could post those regulations at the entrance to their community in the event that they are not satisfied with the current county policy. The 2011 General Plan for Pine Valley would recommend that this policy be tried in each community were there is concern with the current policy. The General Plan would recommend that each of the communities that would like to do so develop their own management plan and that the community be signed accordingly.

Summary and Conclusions:

The Washington County General Plan is in support of the 2003 General Plan for Pine Valley and recommends that it be included, as it is, in the 2011 General Plan. It is further recommended that this Addendum be added to the 2003 in order to update some statistical data to the current time.

The citizen survey for 2003 is included in the 2003 Plan. This addendum proposes to add the two recent surveys as a part of the 2011 Addendum to the Plan, and the combination of these two documents be adopted by the County Commission as the 2011 General Plan for the Community of Pine Valley.

Each of the individual Plans prepared for the unincorporated areas of the county include a summary of the policies of the Vision Dixie study as a part of each Plan. Following is a summary of the Vision Dixie Policies as they apply to the Pine Valley area with comments regarding each policy as they relate to this community. This review should also be considered as a part of the 2011 General Plan for the Pine alley Community.

Vision Dixie Plan:

1. Plan regionally; implement locally - The General Plan for Pine Valley is a local plan for the residents of this community. It is also recommended 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 the home owners in Pine Valley. Air quality in Pine Valley is probably as good, or better, than any other area of the county. One of the main attractions to this area is the clean air and good quality of water. Water conservation is also important to the residents. Much of the landscaping is of a natural variety. The meadow areas are sub-watered by the Santa Clara River as it passes through the valley. The meadow area is one of the main reasons that people are attracted to this area.
3. Guard our signature landscapes - Pine Valley as a community has some of the most signature landscapes anywhere in the county. The views in all directions are beautiful and should be protected. The open space in the valley that is meadow land should and is being protected. The policies of the community indicate that the land surrounding the valley, National Forest Land, should not be disposed of or any type of development, but should be protected as open space. Much of the land to the north and to the south and east of the valley is currently in a wilderness classification.
4. Provide connected natural recreation areas and open spaces - This is covered by the previous item in protection of the view shed surrounding the valley. Trails, camp grounds and open space land surrounds the valley and should be protected and maintained.
5. Build a balanced transportation system - there is no public transportation system in Pine Valley, and a public system is not likely to come here anytime soon. The policies of the community call for improvement of existing access routes which is probably the best policy for the community to support at this time. Public transportation may come, but not during the period of the 2011 General Plan for Pine Valley.
6. Get centered by focusing on growth in walk-able mixed use centers - The residents of Pine Valley are opposed to the creation of a mixed use commercial center in the valley. There is a commercial center of sorts in the area of the fire station, post office, restaurant, and motel facility. A small grocery store is currently zoned and could reopen under current ordinance. This center is not centered for walk-ability but with the residential development already existing from the Ranchos area to the campground on the east, is too far to expect people to walk. There is no where in the valley where such a centrally located center could be identified.

7. Direct growth inward - This policy is being followed in Pine Valley. The community is an island of private land surrounded by public land. All development in the valley falls within this private area and does not suggest the release of any public land surrounding the valley for development.
8. Provide a wide range of housing types - This policy works well in the urbanized portions of the county where sewer service is available. In Pine Valley, with a high water table, the current zoning reflects the maximum density that can be accommodated in the valley. Multi-family residential dwellings could not be supported in the valley at this time.
9. Reserve areas for Industry - This is another policy that could be supported in the incorporated community areas of the county. Pine Valley is a summer home area. There is no significant permanent population to support industrial development, even if there were areas where it could be accommodated. Under the current pattern of development, there are no areas where industry could be supported in any fashion.
10. Public land conversion - There is no current public land in Pine Valley that is classified for disposal. There is none requested by the 2011 General Plan.

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

A meeting was held in the community of Pine Valley on August 19, 2010 relative to doing an update of the existing Pine Valley General Plan. The community of Pine Valley has completed two previous community surveys. The first was done in 2003 from which the current General Plan was prepared, and another survey was recently completed in 2008.

Most of those who attended the August 19, 2010 meeting filled out the current survey. Copies were left in Pine Valley that could be filled out and submitted by others that were not in attendance at the meeting, and the survey is available on the county web site for any who would like to submit the questionnaire by that method.

Following is an analysis of the forms that have been received by the county up to the present time.

1. Pine Valley is essentially a second home or vacation home community. Of those filling out a questionnaire at this time, the average length of those living in at this location is about 16 years. There was a time in the past when Pine Valley was a vibrant community with a school, and industry. Then, for many years, no one lived year around in Pine Valley, In more recent time, the permanent population has increased from one family to a much larger number of families living year around at this time.

Along with the length of time that residents have lived in Pine Valley, the current family size listed by respondents to the questionnaire was just two members average. This would indicate that many, if not most, of the permanent number of residents at this time are retired residents of the community.

2. No one in response of the survey was born or raised in Pine Valley. That generation is now gone. However those living there and others that responded to the questionnaire are basically there for the same reasons. These reasons include being close to the mountains, the open space of Pine Valley. It is a quiet community (except for the ATV use), it is considered to be a safe community to live in, and the people are there to enjoy the small town atmosphere that exists in the Pine Valley area.
3. Ways suggested to preserve the rural atmosphere of Pine Valley included limiting business and residential growth. Business can be limited by not rezoning property. Growth depends upon the amount of land available for development and the numbers of currently vacant building lots. It is easy to limit the other persons development rights, but don't limit mine. In reality the amount of potential and undeveloped residential land is really quite limited. Other

recommendations included following the existing plan, limiting zone changes, and preserve the current agricultural pasture land.

4. All respondents recommend protecting the agricultural land. Protecting the agricultural land is easy as long as the owner wants to continue the use of the land. However, should they decide to sell the land for development, protection becomes much more difficult. The plan will consider alternatives to the typical process of protecting land and will suggest possible alternatives.
5. The respondents were evenly split on whether or not to provide walking or bicycle trails in the community. Some suggested that roadways and the forest service provide adequate facilities with adding more. It is true that all existing roadways are automatically walking areas and bicycle lanes. Whether to develop any others that may be limited to walking or bicycling is a split opinion of those providing input on the subject.
6. On a scale of 0 - 5, list your concerns relative to off-highway vehicles, speed controls, road conditions, unsafe ORV use, road dedications, etc.

Concerns of off-highway vehicles on local streets is a major concern to most residents, along with speed control, and unsafe ATV use are the major uses identified as being a problem in Pine Valley. This has been an ongoing problem in the valley for many years. If all residents, full-time and part-time, are questioned, it would be interesting to see what percentage see ATV's as big a problem as those filling in the questionnaire feel that it is. In either event it is a community problem here as well as in other areas of the county and needs to be addressed once again as a part of the General Plan.

No other concerns relative to the use of the roadways in Pine Valley generated any significant concern aside from those concerns listed above.

7. According to the questionnaire, no additional commercial business is needed in addition to those already there. Some years ago, there was a small grocery store in the valley for several summers. It is no longer in business, but could be proposed again at some future time.
8. As to where commercial land should be located the suggestions included - along State Highway 18, Central, Veyo, and Enterprise. Definitely do not locate more commercial developments in Pine Valley.
9. Experience with Public services including Ambulance, drinking water, electricity, fire protection, garbage collection, law enforcement, postal service, school transportation, telephone service, and cell phone services.

Several of the public services receive generally high marks from the respondents. Those things receiving the highest marks include most of the services that are

provided within the community including such things as drinking water, electrical power, fire protection, postal service, and telephone service.

Getting passing marks are services such as ambulance, cell phone service, and marginally, garbage collection.

Receiving less than satisfactory marks include services such as police protection and school transportation. In the county, a community may contract for as much protection as they desire to pay for, including 24 hour, 365 day protection.

10. Should the community provide for recreation activities? The preponderance of responses said No, that recreation facilities was an area for the community to get involved with.
11. Walking trails were recommended by those suggesting that recreation activities could be provided.
12. Getting informed about meetings is always a problem in the unincorporated areas of the county. Posting at the mail boxes was rated the most successful method of being informed, with posting at the fire station, next door to the mail boxes, as the next most useful method. The county web site is already in use, but residents are obviously not used to using this method.
13. Participation in the Vision Dixie planning program was listed 100 % as No. That participation level is typical with most of the other unincorporated communities in the county. Yet, there were many such meetings held out in the unincorporated areas, at which there was always good attendance.
14. No comments from the Vision Dixie plan were mentioned.
15. Final comments included a comment to not allow ATV's on dead-end streets. More road maintenance was requested in the summer as well as the winter. It was mentioned that Pine Valley attracts people because it is "one of a kind" and that it should not be changed and should be protected. There are things that can be done to accomplish this that will be mentioned in the General Plan.

**WASHINGTON COUNTY COMMUNITY STATISCIAL SURVEY
FOR
THE COMMUNITY OF PINE VALLEY
2010-1011**

1. Residency status
 - a. How long have you lived in this area? 16 years average
 - b. Number in family: 2 member average
 - c. Homeowners: 100 % (1 part time owner)
 - d. Land owners only: none

2. Characteristics that you value or that help you choose to live or own property in this area.
 - a. Born or raised in the area 0 %
 - b. Close to family, friends or neighbors 14.2 %
 - c. Close to mountains, etc. 100.0 %
 - d. Like Open Space 71.4 %
 - e. Opportunity for horses, etc. 14.2 %
 - f. Quiet community 85.7 %
 - g. Recreational opportunities 28.6 %
 - h. Safe community 85.7 %
 - i. Small town atmosphere 85.7 %
 - j. Other reasons

3. Should the rural atmosphere be preserved? Yes 100 %
 How should it be done? Housing, limit business & residents, follow the existing plan, zoning, county enforcement of ordinances, no more commercial development, leave agricultural land as it is, zone to preserve agriculture and open space, stop growth, stop progress

4. Should farmland be preserved? Yes 100 %
 How should it be done? There is plenty of water and land, don't build into farmland, county enforcement of planning and zoning, as long as farmers want to farm

5. Would you favor developing a system of walking/bicycle trails throughout the community, Yes 50 % No 50 %
 Roads and Forest Service trails are adequate

6. Mark on a scale of 1 to 5, your concerns on each of the following: Traffic safety, street and road conditions, , unsafe ORV use, and street dedication Most concerned = 5, least concerned =1, no problem = 0

- a. Of-highway vehicles on streets - 5 = 71.4 %, 4 = 14.2 %, 3 = 14.2 %,
 - b. Speed/traffic control - 5 = 57.1 %, 4 = 14.2 %, 3 = 28.6 %
 - c. Road conditions - 0 = 14.2 %, 5 = 14.3 %, 4 = 26.4 %, 3 = 14.2 %, 2 = 14.2 %
 - d. Unsafe ORV use - 5 = 85.7 %, 3 = 14.2 %
 - e. Road Dedication - 0 = 14.2 %, 5 = 14.2 %, 3 = 14.2 %, 2 = 14.2 %
 - f. Other - No ATV's on dead-end roads, dangerous, dedicate streets that aren't, maintained
7. Desired commercial or industrial business - none needed, none, none, zero, the existing commercial is enough, existing commercial struggles
8. Where should commercial development be located? Central, Veyo, Enterprise, along State Highway 18
9. Relate your experience with local services as they relate to your area:
Excellent = 5, Poor = 1, No experience = 0
- a. Ambulance - 0 = 14.2 %, 5 = 42.8 %, 4 = 42.8 %
 - b. Drinking water service and quality - 5 = 71.4 %, 4 = 14.2 %, 3 = 28.5 %, 2 = 14.2 %
 - c. Electrical power - 5 = 71.4 %, 4 = 28.5 %, 1 = 14.2 %
 - d. Fire protection - 5 = 42.8 %, 4 = 14.2 %, 2 = 28.5 %
 - e. Garbage collection - 0 = 14.2 %, 4 = 57.1 %, 2 = 28.5 %
 - f. Law Enforcement - 0 = 14.2 %, 5 = 14.2 %, 4 = 14.2 %, 2 = 28.5 %, 1 = 28.5 %
 - g. Postal Service - 5 = 57.1 %, 4 = 28.5 %, 1 = 14.2 %
 - h. School transportation - 0 = 14.2 %, 3 = 28.5 %, 1 = 14.2 %,
 - i. Telephone service - 5 = 28.5 %, 4 = 57.1 %, 2 = 14.2 %
 - j. Cell phone service - 4 = 14.2 %, 4 = 57.1 %, 2 = 28.5 %
 - k. Other services - electrical maintenance
10. Should the community consider providing recreation services? Yes 14.2 %
No 71.4 %
11. List services that could be provided - walking trails
12. How can you best be informed about meetings?
- a. Word of mouth - 85.7 %.
 - b. Posting at the fire station - 71.4 %
 - c. At the store, if existing - 14.2 %
 - d. At the mail boxes - 100.0 %
 - e. County web site - 14.2 %
 - f. Other - Announce in church meetings
13. Did you participate in the Vision Dixie planning program? Yes 0 No 100. %

14. If you participated, your comments

15. Final Comments - Do not have ATV's on dead-end streets, people come here because this place is one of a kind, don't change it, we need more road maintenance in the summer and the winter

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