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September 2015

Dixie Springs Community Newsletter

<http://dixiesprings.org>

DIXIE SPRINGS PARK—WE HAVE A SCHEDULE!

Work is progressing on the park. The contractor will be seeding the grass the beginning of September. We have worked out the following schedule with the city:

Friday, 2 Oct 2015

City delivers the trees and the shrubs. We water them that day and each day they are not in the ground. City gives us access to the water spigots.

Monday, 5 Oct to Friday, 9 Oct 2015, 7:30 AM to 5 pm

The Dixie Springs volunteers will work with the City workers to plant 29 trees and 93 bushes, and install the irrigation. The City will use their equipment to place the trees near the holes. The city will dig the holes for the trees and we will dig the holes for the bushes. The irrigation system goes on top of the ground. We will plant a section, put in the irrigation and move to the next section. We will be working in the area adjacent to the parking lot. We need about 12 people each day.

The week of 12 Oct 2015

We will finish any remaining planting and irrigation.

19 Oct 2015 On

The City will deliver the gravel and place it in mounds as close as possible to where it is needed. We need to spread

out the gravel. People can spread out the gravel on their schedule. Everyone will be provided guidelines on how to spread the gravel and the city will come out periodically to review what we are doing. I will have more details on the gravel next month.

Sign In Sheets

The city requires that everyone that works sign in when they start work and sign out when they complete work. There will be a sheet for you to use out there so be sure and look for it and use it.

How You Can Help—We Need You!

We need volunteers for the week of 5 Oct and the following week if we cannot get the work done the week before. We need about 12 people per day. You can come for a full day or half a day or stop by to see if we need help. However, I really need a commitment from a core set of people so I know we will have enough people out there.

Please e-mail me at NancyLCrowley@outlook.com and tell me what day or days and what hours you can come out and help. The weather will hopefully be good and we can have some fun and meet new neighbors. Please come out and support your community!

DIXIE SPRINGS AND AREA ACTIVITIES

Skeet Shooting

Every Wednesday at 9 am, meet at the Purgatory Clay Sports range for fun shooting skeet. Contact Karl at kjcarlton@yahoo.com if you have any questions.

Hurricane Community Choir

The choir will have a pot luck on 2 Sep and rehearse on Wednesday evenings at 7 pm starting on 9 Sep. Contact NancyLCrowley@outlook.com for more information.

Pickle Ball

A number of residents go every Tuesday and Thursday at 7 am to play Pickleball. They play at the courts by the High School. Contact Dianna Guinn at ddguinn@msn.com, 801-772-8269.

Ladies Luncheon

The ladies of Dixie Springs meet for lunch on the first Tuesday of each month at noon at the Sand Hollow Golf Course restaurant. Come join us!

Motorcycle Trail Bike Riders

We have started a small group of trail bike riders that go on short trips around the area. Please see this web site for more information: trail90utah.com.

ATV

Contact Debbie at dhohens@sbcglobal.net or Mike at mikemunsell65@yahoo.com if you would like to join the community ATV rides.

Weaving

Calling all weavers, spinners and "want to be" weavers and spinners! We meet the first Monday from Oct to May at 5:30 pm at the Washington Branch of the Washington County library system, 220 N 300 E, Washington Utah. We will be having educational sessions, study groups, comradery and fun! If you have any questions, email NancyLCrowley@outlook.com

Motorized RVs

If you have a motorized RV, join the Red Rock Rovers! They are a great group that plans great trips 4 times per year. For more info, go to <http://www.redrockers.org/>.

NIGHTLY VACATION RENTALS STATUS

I attended the Planning meeting on 26 Aug 2015 at 6 pm. The second item on the agenda was the short term rental issue.

They discussed both the rental of an entire house and of a room or bed in a house, such as many of the properties advertised on AirBnB. Hurricane already has a Bed and Breakfast ordinance but the ordinance does not cover renting a casita, bedroom or a bed in house.

The City Council has put a moratorium on any more nightly rental licenses for 120 days.

A couple of members of the Hurricane City Council asked the Planning Commission to consider revoking the entire short term rental ordinance because the city has no means to enforce the rules that have been written. Adding more rules to the ordinance, as has been suggested, would just make enforcement more difficult. Enforcement of the ordinance will put a large financial burden on the city and the nightly rental facilities compete

with hotels and vacation resorts. If the ordinance is repealed, those that currently have a license would be grandfathered in. The license would be revoked when the property is sold or if the license is not renewed. Currently, there are 15 licenses in Hurricane. There are many that are not licensed but operating illegally. One member of the commission looked online and discovered many properties that were advertng nightly house or room rentals that are not licensed.

The definition of residential zoning was read because there was a discussion about the problem of operating a business in a residential neighborhood, which is what a nightly rental property is. The nightly rentals in residential neighborhoods do not fit in the definition of a residential area.

They discussed modifying the bed and breakfast ordinance to include the renting out of a room. They proposed significantly raising the yearly fee to cover some of the code enforcement costs. There was a lot of discussion but no

NIGHTLY RENTALS (CON'T)

decisions. They scheduled a work session on 23 Sep starting at 5 pm to come up with options. The public cannot speak at the work session but can attend and listen.

You still have time to send an email to the city council and the planning commission. They are really listening to the email and letters they have been receiving.

BUNKO IN DIXIE SPRINGS

If there is anyone interested in playing Bunko once per month, please contact Diana Sudweeks at 602-768-2603. The

game will be played at different homes each month.

PARKING VEHICLES, TRAILERS, RVs, ETC IN THE STREET

Please remember that you cannot park a vehicle in the street for more than 48 hours.

Hurricane Ordinance, Title 6, Chapter 1, Section 6.1.3, Parking Regulations, D7, States:

Forty Eight Consecutive Hours; Impound: It shall be an infraction for any person to park or leave standing on any public road, street, alley or city property any motor vehicle for forty eight (48) or more consecutive hours, and any vehicle so parked or left standing may be subject to citation. For purposes of impoundment and removal, the chief of police or his designee may impound and remove any motor vehicle which reasonably appears to have remained unmoved for forty eight (48) or more consecutive hours. The cost of impoundment and removal shall be charged to the owner or any person who claims the impounded motor vehicle. (Ord. 2012-03, 4-19-2012)

If you have a problem with vehicles or trailers parked more than 48 hours on the street, call the Hurricane police department at (435) 635-9663. Give them the street and a description of the vehicle or trailer.

RECOMMENDED VENDORS

This is a section in the newsletter for vendors that are personally recommended by someone in Dixie Springs. We will not take ads or information directly from the vendors.

Hairdresser. There is a hairdresser that has a shop at her house in Dixie Springs. She does a great job Patty Jo Schiffman, 435-757-6641.

Recently I had my large metal gate redone by Gate Solutions, Inc. They did a great and thorough job. I would recommend them to anyone who needs some metal work done. Gate Solutions, Inc., John Merrihew, owner, 1503 E. Midway St., Washington, UT 84780

I finally found an appliance repair man that I can trust, is super knowledgeable and cheap!! Mark Latham 435 215 5644

If anyone in our Dixie Springs area needs a pool, we had a great experience with Oasis Pools (Matt Snow). He completed it even earlier than he quoted us, was fair on price, was great to work with and he never once came back

and changed the price or amount of work that needed to be done. Very happy with him and his crew. His phone number in St. George area is 435-668-3464.

Paul Purser with Cedar Hollow Landscaping. (435) 467-2862. If anyone is looking for a landscaper I would highly recommend Paul Purser with Cedar Hollow Landscaping. He has a great team and they do a fantastic job. He specializes in water features and is very creative. The quality of his work is superior and completes the job on schedule.

We had our windows cleaned by Pro Window Cleaning. They were running a few minutes behind schedule and called 5 minutes before they were scheduled to be here to let us know they would be 15 minutes late. While I was happy to get the call, I am really impressed how clean our windows are. They have never looked this good. The owner John Stuart is very professional and skilled at what he does. Pro Windows phone number is 435-817-5269.

DIXIE SPRINGS CC&RS

July 2015, CCR management, ACC member selection

August 2015, Powers of the ACC

This is part 3 of a series on our CC&Rs. The text in bold is taken directly from the CC&Rs incorporating the latest changes. I have retyped the documents into Word so there may be typos errors and omissions so always refer back to the original docs

Section 2. Building Restrictions

(a) Building Type: All lots shall be used only for single family residential purposes. The building or structure permitted to be erected, placed or permitted to be located on any Lot within the project shall be a detached single family dwelling. Garages are required, and carports and other outdoor or partially enclosed parking facility shall not be permitted without prior approval of the Architectural Control Committee. All structures shall be constructed in accordance with zoning and building ordinances of Washington County. "Family" is defined to mean persons related by blood or marriage, by legal adoption, or by operation of the law.

(b) Building Location: Setback requirements set forth in the Washington County Zoning Ordinance shall be controlling. For the purpose of this covenant, eaves, steps and open porches shall not be considered as part of a building for the purpose of determining such distances, providing, however, that this shall not be construed to permit any portion of a building, including eaves and steps of open porches, to encroach upon another lot.

(c) Driveways and Sidewalks: Driveways shall be constructed out of concrete or other hard materials approved by the Architectural Control Committee. Driveways consisting of cinders, sand, gravel, asphalt, or dirt shall not be permitted on any Lot. There shall be sufficient driveway parking of not less than two (2) vehicles per Lot. Concrete sidewalks four (4) feet in width shall be placed adjacent to all curb and gutter surrounding the property. Sidewalk shall be four (4) inches thick with score joints every four (4) feet with expansion joint spacing at twenty (20) Feet.

(d) Easements: Easements for installation and maintenance of utilities, drainage, facilities and ingress and egress are reserved as shown on the recorded plat. Within these easements no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation or

maintenance of utilities, or which may change the direction of flow or drainage channels in the easements or which may impede ingress and egress. The easement area of each Lot and all improvements in it shall be maintained continuously by the owner of the Lot, except for those improvements for which a public authority or utility company is responsible.

(e) Yard Walls and Fences. Yard walls and/or fences shall be of brick, block, stucco, stone or vinyl, and shall be of a color which blends with the exterior of the structure of the home, and shall be approved by the Architectural Control Committee. No chain link, wire, or wood fences will be permitted without prior approval of the Architectural Control Committee. The Architectural Control Committee will consider approval of aesthetically compatible fences and walls which are no more than six (6) feet in height, are located in the side or rear Lot lines of a Lot or on the perimeter of a patio or open porch and do not extend beyond the front or rear yard setback lines. Walls or fences are intended to enhance the privacy of the residents of such Lot, and should not reasonably interfere with the view from any neighboring Lot. Where a fence or wall is located along an interior property line separating two Lots and there is a difference in grade of the two Lots, the fence or wall may be erected or allowed only to the maximum height permitted from the grade for the lowest lot. Fences may not be bermed for the purpose of increasing allowable height.

There is more on walls that I will include next month. The paragraph (e) is one that should be read carefully. One issue is walls being built on a higher lot. This wall is supported by the dirt that has been leveled in the higher lot. The lower lot has a berm of dirt that must be maintained to keep the fence on the higher lot from falling down. The lower lot must therefore build a retaining wall or maintain the dirt support for the wall on the higher lot. If this wall is on the property line so does that mean that it must be 6 feet from the grade of the lower lot? If that is so, then the higher lot would have a wall that is only a few feet high. I do not have answers but it appears that the interpretation is the wall is 6 feet above the dirt on the property line that is above the level of the lower lot.