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**November 2015**

## *Dixie Springs Community Newsletter*

<http://dixiesprings.org>

### **DIXIE SPRINGS PARK**

We have a beautiful park in Dixie Springs! If you have not been out to see it, go by. We completed all of our work and the city has put picnic tables on the concrete pads on the sidewalk around the outside and in the pavilion.

We will be having a park dedication at our annual fun walk/run/pancake breakfast on 7 November. There are details on this event later in the newsletter. The mayor of Hurricane has said he will be there for the dedication.

The work on the park was helped tremendously by about 20 kids from Diamond Ranch Academy. They laid the sod and moved a lot of rocks. It was wonderful to see all these young men working so hard for us. They are just a pleasure to work with. We were very lucky to have them,

To show our appreciation for their help, I presented them with a plaque and a donation of \$100 at their home football game on Thursday, 22 Oct. We went to the middle of the field during half time and thanked them for their help while giving them the plaque and donation. There was a few enthusiastic folks from Dixie Springs at the game.

There is a rock out front to the left of the rest rooms that will be used to engrave the names of the people that contributed to the tree fund for the park. I collected \$5260 in the tree fund. I paid the (con't)



## **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](mailto:kjcarlton@yahoo.com) if you have any questions.

### **Hurricane Community Choir**

The choir rehearses each Wednesday evenings at 7 pm starting on 9 Sep. Contact [NancyLCrowley@outlook.com](mailto:NancyLCrowley@outlook.com) for more information.

### **Pickle Ball**

A number of residents go every Tuesday and Thursday at 7 am to play Pickleball at the courts by the High School. Contact Deanna Sudweeks at 602-768-2603.

### **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](http://trail90utah.com).

### **ATV**

Contact Debbie at [dhohens@sbcglobal.net](mailto:dhohens@sbcglobal.net) or Mike at [mikemunsell65@yahoo.com](mailto: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. If you have any questions, email [NancyLCrowley@outlook.com](mailto: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/>.

## **DIXIE SPRINGS PARK (CON'T)**

City of Hurricane \$4220 for the trees. I paid \$23.40 for the Diamond Ranch Academy plaque and \$100 for the donation to them. This leaves \$917 in the tree fund account.

I recommend that this money be kept in this fund and used for community events like the fun run/walk and the pot luck events. However, I know that this money was donated for the tree fund. If any of the donors would like a refund of the money not used for the trees, I will calculate your part of the remaining money and give that to you. The community really appreciates those that donated to

the park.

I have been asked if there is a way to reserve the pavilion for an event, and I do not know if that is possible. I would call the city since it is a city park.

Thanks to all of you that came out and helped with the park. It was wonderful to see our friends and neighbors working together on this project. I met a lot of great folks!

## **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.

## **DOGS NOT ALLOWED IN DIXIE SPRINGS PARK**

The City informed me that dogs are not allowed in the new park. I would like to see an off leash dog park put out there but I will need to approach the city council to see what can be done.

## **3RD ANNUAL DIXIE SPRINGS FUN RUN/WALK/PANCAKEBREAKFAST**

Date: Saturday, 7 Nov

Run/Walk Start Time: 8 am

Pancake Breakfast: 8:30 am

Dixie Springs Park Dedication w/Mayor John Bramall:  
9 am

Where: Dixie Springs Park

Come join the fun! At 8:00 am the 3K run/walk/ride will start. Along the way, each participant will receive a unique card that depicts various activities that make our community great. Which card will be a winner? Participate and find out!

A pancake breakfast will be provided for the community starting at 8:30 am followed by awards and drawings for special gifts. Everyone present will have a chance to win great gifts, all sponsored by Dixie Springs ACC, American Heritage Homes, Rock Solid Builders, Hurricane LDS 13th Ward, Bear-O Companies and Scott Nielson Development.

Dedication of the Dixie Springs Park will take place at 9 am. Mayor John Bramall will be present. The city council members have also been invited. Be sure and join us for a celebration of this great asset to our community!

## **“THANK YOU” LETTER FROM THE CITY OF HURRICANE**

I received a very nice “Thank You” card in the mail. It was from the City of Hurricane folks, and is stated:

“The City of very grateful for your generous gift toward the trees for Dixie Springs Park. We’d like you

to know that your thoughtfulness is truly making a difference. Thank you.”

THANKS to all of you who contributed to the trees!

## NIGHTLY RENTALS

I attended the Hurricane City Planning Commission meeting on 8 Oct 2015. At the meeting, they continued their discussion of the nightly rental and bed and breakfast ordinances.

One of the members looked at the impact AirBnB rentals have had on communities that allow them. The original AirBnB concept was to rent a room in the house but it has transformed into the rental of the entire home while the homeowner is not there. The study found that these rentals change the nature of the housing market in the area. The rentals compete with hotels and drives up the cost of rental homes. Hotels have a hard time competing with the low overhead of rental houses. It also reduces the available of affordable housing in the area.

The Commission was told that the City Council supports the whole house vacation rentals and is asking the Commission to just “tweak” the ordinance and not get rid of it.

The big issue discussed was you are putting a commercial entity in a residential neighborhood when you allow whole house rentals. If the owner is there, they will monitor what their guests do more closely.

The Commission discussed changing the ordinance so there has to be at least 1000 feet between vacation rentals but there was no decision.

The Commission discussion changing the existing Bed and Breakfast ordinance to allow renting a room in residential housing bit excluding the rental of a casita.

The Commission discussed restricting the whole house rentals to no more than 10 occupants. If there are more, the house needs to meet commercial codes. The issue is there is no way to enforce this. You are putting the burden on the neighbors to enforce the

rules.

The Commission will continue the discussion of the nightly rentals at their next meeting. At some point, they will present their recommendations in a public meeting.

There are a number of people running for the Hurricane City Council this year. Here are their positions on nightly rentals:

Hall—Against whole home nightly rentals

Humphries—Against whole house nightly rentals

Thomas—For whole house nightly rentals.

Reeve—For whole house nightly rentals

Personally, I have seen over 10 cars in front of one of the nightly rentals and have heard a lot of noise coming from the residence. It bothers me to have this in our neighborhood and I do not even live next to one of them. I do not like having a commercial entity in the middle of a residential neighborhood. I do not like that the City puts the burden on the homeowners in the neighborhood to enforce the nightly rental rules. I do not like strangers running around our neighborhood. I understand some feel very differently and I respect that opinion.

If you have an problem with allowing whole house nightly rentals, you need to email the City Council members and tell them, even if you have done so in the past. It appears they are driving the Planning Commission to just make some changes to the ordinance and not scrap it entirely.

I will try and watch and see when the public meeting will be and get that information to everyone so you can attend and voice your opinion, if you want to.

## KEEP YOUR DOORS LOCKED

One of our residents left her front door unlocked and a stranger was found wandering around the house. When the stranger met the resident, he left. It is not known why he was there but it was a scary situation. With all

the construction folks around the neighborhood, please remember to lock your doors and keep an eye our on your neighbors houses.

## RECOMMENDED VENDORS

Since there are quite a number of vendors, this section will just be used for new entries. Past entries are on

the Dixie Springs web site at:

<http://dixiesprings.org/shop-local/>

## **DIXIE SPRINGS CC&RS**

July 2015, CCR management, ACC member selection

August 2015, Powers of the ACC

September 2015, Building Restrictions

October 2015, Building Restrictions (con't)

This is part 5 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**

#### **(g) Landscaping.**

**(1) Front Landscaping. At the time of issuance of the certificate of occupancy, the Owner of each Lot will cause front landscaping to be completed. If the front landscaping is not completed, the Owner will provide a plan for completion to the ACC. The plan includes completion of the front landscaping within six months after issuance of the certificate of occupancy. The ACC may determine if a plan for completion is satisfactory in the ACC's sole discretion. If an Owner provides a satisfactory plan for completion of front landscaping, front landscaping must be completed within six months after the time of issuance of the certificate of occupancy unless the ACC grants hardship exemption extending the deadline. Front landscaping must include some vegetation (lawn, trees, shrubs etc. with an emphasis on water-tolerant landscaping) to ensure that the Lot is harmonious with surrounding properties and provisions for controlling weeds and other potential negative impacts on neighboring properties (e.g., weed barriers, elimination of open spaces in their natural and unimproved state, etc.). Failure to have an approved plan after the issuance of the occupancy permit or failure to complete landscaping within six months after obtaining an exception shall be deemed a violation.**

**(2) Back and Side Landscaping. At the time of issuance of the certificate of occupancy, the Owner of each Lot will either: (A) cause back and side**

**yard landscaping to be complete or (B) case the back and side yards to be fully fenced. If the back and/or side yard are not fenced off or completed, the Owner will provide proof of a plan for completion to the ACC. The plan must be to complete the back and the side yard landscaping within six months after the issuance of the certificate of occupancy. The ACC may determine if a plan for completion of back and/or side yards, back and side yard landscaping must be completed within six months after the time of issuance of the certificate of occupancy unless the ACC grants hardship exception extending the deadline. Failure to have an approved plan after the issuance of occupancy or failure to complete landscaping or construct a fence within six months without obtaining an exemption shall be deemed a violation.**

**(3) Generally. All visible landscaping must be approved by the ACC. Each Owner will properly care for landscaping so that it remains healthy and alive and at a standard reasonably compatible with the other Lots in the Project. Owners of corner lots shall ensure that the planting and maintenance of trees and shrubs are located to avoid creating hazards for the movement of vehicles on the street.**

I know that the lack of landscaping or the lack of landscaping maintenance has been a problem for a number of our lots. These unmaintained properties are indeed an eye sore for the community. The ACC is working with the owners that will work with them to get a plan in place for correcting any issues. For those that will not work with the ACC, the ACC is working through the legal means available to get the owners to comply.

## DIXIE SPRINGS PARK HELP

Here are pictures of some of the volunteers that helped with the park manpower.

