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May 2018

Dixie Springs Community Newsletter

www.dixiesprings.info

LAKE POWELL PIPELINE TRANSMISSION LINE MEETING AT DIXIE SPRINGS

We had an important meeting at the Dixie Springs Park to discuss the location of the Lake Powell Pipeline (LPP) transmission lines.

Date: 2 April 2018

Location: Dixie Springs Park

Time: 12:30 pm to 2 pm

Background

The Lake Powell Pipeline project builds a pipeline from Lake Powell to the southeast corner of the Sand Hollow reservoir to satisfy the water needs for this area. To help pay for the electricity costs of pumping the water all that way, the plans call for the building of six hydropower substations. The pipeline will come off the top of the Hurricane cliffs down to Sand Hollow. All of the substations will be connected using above ground transmission lines and the electricity will be routed from the last hydropower substation near Sand Hollow to the Dixie Power substation north of Dixie Springs.

The published plans have these above ground metal

poles running down the east side of Sand Hollow, north on 3400 West, out the north of Dixie Springs and to the Dixie Power substation that is north of Dixie Springs. Therefore, there will be people with large metal poles in their front, side or back yards depending on the direction the house is facing. There will also be many lots with the poles in their view. No approval is required to place these transmission lines on the lots because there is a utility easement down 3400 (and around lots in Dixie Springs).

To see the route for the transmission lines, go to:

<http://www.dixiesprings.info/docs/SandHollowHydroDixieSubstationTransmissionLine.pdf>

To see the Lake Powell Pipeline route and the location of the hydroelectric stations, see:

<http://www.dixiesprings.info/docs/LPPRouteMap.jpg>

Meeting

Two people ran the meeting:

Joshua Palmer

Department of Natural Resources

LAKE POWELL PIPELINE POWER LINES MEETING (CON'T)

Division of Water Resources
801-244-7767

jpalmer@utah.gov

David Clark, Washington County Water Conservancy District, public outreach

Meeting Notes taken by Nancy Crowley. The questions (Q) were issues raised by people in Dixie Springs unless noted. If there is no answer, it is because they were taking down all the concerns to take back to the project team and there is no answer right now.

Joshua comes to this area from Salt Lake once per month and contacted us to set up a meeting. He asked to get his information out so anyone can contact him to talk about the transmission lines or the Lake Powell project and water conservation in general. He is very willing to meet with us again.

Josh: The Lake Powell Pipeline project (LPP) is in the National Environmental Policy Act (NEPA) process. It is not in the design or construction phase. Therefore, this is a good time to interact and express our concerns.

David: He understands why the people in Dixie Springs are concerned. They feel "I have my piece of paradise – don't screw it up".

There will be no solutions today. They want to gather information about the issues and take the information back to the project team.

Q: There are a lot of bus stops on 2700. There will be children standing under the power lines. Heard that it was not healthy for people to be under power lines of that power level.

A: Show of hands of people that have concerns about the health of children standing under the power lines. There were a few hands.

Q: Saw the power coming off lines of that power level lighting fluorescent bulbs. The bulbs were not connected to any power source and were being lit by the energy coming off the transmission lines. Europe does not allow power lines that close to homes. The lines will have a tremendous impact on the residents. Existing block walls in the easement would need to be torn down to install the power poles. The power poles would be unsightly.

Q from Joshua: How many were told they had a 10 foot utility easement on their property? If you were told, did they say what could be placed in that easement? Did they say what could be in that easement?

A: Two residents were told or knew there was an easement. No residents knew that above ground poles could be placed in the easement. They assumed that all utilities in Dixie Springs were to be placed underground.

Q: What is the current design? If the lines are above ground, why, since all the utilities are underground. Are there options?

A: There are multiple options even for the location of the pipeline being looked at. The design is preliminary. They are currently looking at other ways to run the power lines. It is not too late to look at options. This is the right time to be having this discussion. The engineers are looking at all of the options.

Q: No one wants power lines through Dixie Springs. What will the poles look like?

A: 55-foot metal poles. Will get back to us with the power KV.

Q: Poles that tall will impact a lot more lots than just the lot it is on. We were supposed to have beautiful views. They will affect the view of many lots. No one thought there would be large above ground power lines and poles. People did not ever think there would be

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large power lines overhead.

Q from Joshua: Is the aesthetics a big concern?

A: Everyone agreed it was a big concern.

Q: Could you provide an overview of the project?

A: Go to lpputah.org to get lots of good information about the project. The project is a State Water Infrastructure project that will transfer about 86,000 acre feet of water per year from Lake Powell to this region. There are 165,000 people here now and the number is projected to go to over 500,000 by 2065. In this dry region with a population boom, water is needed. The State of Utah has a Colorado River right and are proposing to use part of that for the pipeline. 80,000 acre feet per year to the Washington County area and 6,000 acre feet per year to Kane County. The end of the pipeline is the Sand Hollow reservoir. The hydropower plants will help offset the power needs of the LPP. The LPP is part of a bigger picture plan that includes water conservation. They are also looking using more water wise landscaping in the area. The water that Utah owns is sitting in Flaming Gorge. It would be released, go down the Green and the Colorado into Lake Powell. The water in Flaming Gorge would be released to Lake Powell. Utah owns the water in Flaming Gorge. The water will go through a pipeline for approximately 130 miles to Sand Hollow. The water is lifted approximately 2000 feet from Lake Powell and then travels 90 miles downhill to here. There are six hydroelectric stations along the downhill run. The stations are all connected through above ground transmission lines and power from all of them will go to the Dixie Power substation north of Dixie Springs. lpputah.org shows all of this schematically.

Q: A resident lives 2 lots from the power poles. Where will the poles be placed?

A: Along the east side of 3400.

Q: How will the residents be affected by the construction?

A: There is no construction plan yet. The residents would be told when work is being done and would be provided reasonable access. There would be a public process to go over plans and schedules. The soonest the poles would go up is 5 years and most likely between 5 and 20 years. The State of Utah has over 10,000 pages they have files to get ready for the environmental assessment. The process is very cumbersome and time consuming. Then the environmental assessment, and then the design is finalized. There are 28 Federal agencies and 10 State agencies involved. The project started in 2006.

Q: The state of Utah delayed the process because they wanted to know who all the players are.

A: FERC is still assessing what they would have jurisdiction on. The State is waiting on that determination. The determination should happen in the next few months.

Q: The pipeline is coming from Page AZ underground.

A: The pipeline is underground but the power lines for the hydroelectric stations are above ground.

Q: What are the restrictions on the easements? There is a lot of vacant land – why run the lines through Dixie Springs? Why not run the lines down Sand Hollow road? There has been alternative routing proposed. There are two groups of concerned citizens. One group does not want the power lines in their north view replaced. Recommend that the lines be run on the ridge east of Dixie Springs.

A: They know about both sets of concerns. They will bring back the concerns and tell the team what the

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concerns are and why people have the concerns.

Q: Can the lines be run underground?

A: These lines have much higher voltage than the lines that are currently running underground. Some parts of the country have put these higher voltage lines underground. Will need to assess if it is possible to underground here. They will need to assess the space with the sewer and water and the available space to place them underground.

Q: Are there studies that look at the health risks?

A from a Dixie Spring citizen: There was a study done in San Francisco that was done over a 20-year period that saw no increased risk due to high voltage power lines because they operate at a low frequency.

Q: Why don't they route the lines on the alternate route down Sand Hollow Road along existing lines?

There are no children and no homes directly impacted and existing power poles are being used. Will it be put in writing that our health will not be affected? Will the home owners be financially compensated if the poles run down 3400?

A: Will bring the questions back to the project team.

Q: How would the residents be charged for the cost of the LPP?

A: The State would loan the region the money to build the pipeline. The money would be paid back to the state in one or more ways:

- Increase in water rates
- Increase in property taxes
- Increase in impact fees

The estimated cost is between 1.1 and 1.3 billion dollars.

Q: Will there be water available in Flaming Gorge in

the future?

A: Currently, in this region, all of our water comes from the Virgin River. The Virgin River has been in drought status the 12 of the last 25 years, and irrigation rights have been curtailed because of that. The Colorado River has much more diverse sources of water so it has more consistent water than the Virgin River. There is still enough water in the Colorado River to furnish the need.

The State does not determine how a community grows and how much water it needs. That is a local issue. The State wants to ensure there is a secure source of water available.

Bear River is another water project. Bear River is the last untapped water source in the State of Utah. It provides water to the Salt Lake Valley. It is called the "Central Utah Project". They are still working on this project.

They emphasized that we have a sole source of water (the Virgin River) and we are in a drought condition. On 1 Jan, the condition is bad. The Virgin River is a river of extremes.

The Virgin River water is pumped into Quail Creek Reservoir. Water is pumped from Quail Creek to Sand Hollow. The water sinks down below Sand Hollow through the sandstone to create a reservoir of water that we use. There is no naturally occurring below ground water source here. Once you pump the water out from underground, it needs to be recharged from the water in the Sand Hollow reservoir and that water comes from the Virgin River.

Q: Where are you in the process of examining the feasibility of burying the transmission lines? Thinks that putting the power lines underground is doable even though it is very expensive.

A: They will check into that.

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Q: Two points. Heard the route through 3400 was made before any houses were there. The water is “use it or lose it” by 2028.

A: The state of Utah owns the water. All of the water in Utah is owned by the State of Utah and you apply for rights to the water. Congress passed a law stating that if Central Utah does not use the water rights, it transfers to the State of Utah, so we do not actually lose the water.

The plans were done before the first homes were built. However, the development was platted and approved before the plans were done.

Q: Why did they put in a development when they knew the power lines were going there?

A: The plans for Dixie Springs were done and approved before the study was done, so they knew there would be a community there.

Q: Questioned the feasibility of the project. It will take a long time to pay back the cost. Lake Powell is only at 53% of capacity right now. We have already overallocated the water and we want to take more water out?

A: We have put 9.1 million-acre feet of water into Lake Mead every year for the last 10 years. They draw 9.6 million-acre feet. So far, the Colorado River has not had a “call” where the water was restricted. However, they expect it will happen in the next couple of years because they are drawing out more than they are putting in. A legitimate concern to want to ensure that the water will be there for the pipeline. Water is a critical issue for the region. A lot of the water is used for agriculture. Working on diversifying a farmer’s income so they use less water.

Q: Per capita water usage in the St George area is more than anywhere else in the state.

A: We have a lot more high water use landscaping here.

Northern Utah uses water wise landscaping. Southwest Utah will need to become more water efficient. Most of the water is used outside and this area has a 4 month longer watering season than northern Utah.

Multifaceted challenges and multifaceted solutions.

Q: If we need to be more water efficient, why are we building developments with lakes that will be used for recreation?

Q: Add to the list of issues: quality of life would be adversely affected because of the heat and the hum of the lines. Also concerned about the health issues.

Q: Where are the hydroelectric plants?

A: They will send an image for the newsletter. There is an image available at:

<http://www.dixiesprings.info/docs/LPPRouteMap.jpg>

Q: Are any other legal easements needed?

A: No but easements may be able to be purchased.

Q: If the power lines are put in the ground, does that fix the health issues?

A from a resident: Yes, because the lines are insulated. They are 69K lines. He thinks the above ground lines are a health issue. Running below ground is a problem because of the amount of heat they generate. He believes the alternate route that was proposed in the best choice because it runs along existing lines are far enough from homes. (The route that was proposed runs south of Sand Hollow to Sand Hollow Road and then run along existing transmission lines to the substation).

A: They do not know if the underground lines are shielded. They will need to get more information.

Q: From a resident that is a realtor. Homes would lose 20-30% of their value and will take 3-4 times longer to sell if they are in the vicinity of these above ground poles.

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Q: Live on 3400 West, and assumed that anything coming in would be below ground. There is already a substation and power lines North of Dixie Springs. The people on the north side of Dixie Springs already have power poles in their view and there is going to be a large development between them and the power poles. There is no guarantee that the substation would never be expanded and the existing power poles would never get larger? Why isn't it logical to run down the existing lines? The poles that are in the view of the people on the north side of Dixie Springs are already planned to increase in size because of development.

Q: Is the budget for the LPP in today's dollars? What will be the cost in future dollars?

A: The projected cost is between \$1.1 and \$1.8 billion dollars. They do not know when it will start and what inflation will be in that time. A key factor is growth. Growth will spread the costs. They are increasing the impact fees \$1000 per year starting this year until 2026 to help pay for the pipeline. The increases are being set aside for the LPP costs. They expect 135,000 new residents by 2065. The impact fees will bring in just under \$2 billion dollars.

Q: The 69K lines they put up in Las Vegas require a much larger separation from homes that would be here.

A: Not sure the lines are 69K. Will check and get back with us.

Q: You are doing an environmental study. Will there be a health impact study?

A: They will take the suggestions back. They are here to be sensitive to our needs.

Q: Will there be new water storage in Warner Valley?

A: Yes, there will be reservoir there to hold water as a buffer for dry years.

Conclusion: Josh offered that anyone can contact him at any time. He will be getting back to us with information as he gets it. He was also happy to see so many residents in the meeting.

Comments from Nancy:

The more people we have at these meetings, the better off we are. It shows that we are an active community that will not go "quietly in the night". I was also very happy to see residents there that are not directly affected by the power poles. I think we need to stand together as a community and help our neighbors whenever we can. We are a large enough community that a show of support by the whole community is impressive. You do not need to say anything – just be there to support fellow Dixie Springs residents.

The newsletter is the only way to get information out quickly to the community. The meeting was set up the Thursday before the meeting so there was not a lot of time. If you know of neighbors that are not getting the newsletter, encourage them to sign up. I just need a name, email address and a lot number (like C100).

I will publish all the information I get from the State and the WCWCD in the newsletters.

"Use It Or Lose It" update. I investigated the question of the 2026 negotiation of the Colorado River Compact. The original Compact signed in 1922 is effective in perpetuity and provides no clear mechanism for renegotiation. The Lower Division states have developed a draft Lower Basin Drought Contingency Plan (LBDCP) to reduce the risk of Lake Mead falling below the critical level of 1,020 feet. The LBDCP will be in place through 2026. Then this will be renegotiated. At this point, it is possible that we could lose any water that is not in use.

FREE CONCERT

Hurricane Valley Choir Concert

May 12th at 7:00 p.m.

In the Hurricane Fine Arts Center

Located at 93 S. 100 W.

Honoring Armed Forces Day

Free Admission



DIXIE SPRINGS AND AREA ACTIVITIES

Skeet Shooting

Every Wednesday at 9 am, meet at the Purgatory Clay Sports range for fun shooting skeet.

Hurricane Community Choir

The choir rehearses each Wednesday evening at 7 pm. Contact webmaster@dixiesprings.info for more information.

Pickle Ball

A number of residents go every Tuesday and Thursday at 3 pm 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!

ATV

Contact Debbie at dhohens@sbcglobal.net if you would like to join the community ATV rides.

Weaving

Calling all weavers, spinners and "want to be" weavers and spinners! For info, see the web page at <http://www.dixiesprings.info/weavers>

All RVs

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

Cannery Trip

The first Wednesday of each month, a group goes to the cannery in St George. You can purchase freeze dried canned foods with long shelf lives. Meet at 9:30 am in front of the mailboxes on the corner of Wilson and Dixie Springs Drive to carpool.

Woodworkers

Looking for other hobby woodworkers to meet and share ideas, projects & skills. I did belong to the Woodworking Guild in Salt Lake before moving to Hurricane. Contact Jeff Blonder at 801-205-5605

Orchestra

All levels of stringed instrument players are invited to join the Square Pegs Orchestra. See <http://dixiesprings.info/SquarePegs.htm> for information.

DIXIE SPRINGS STATISTICS

Section	# Lots	# w/houses	Percent
A	225	168	75%
B	231	170	74%
C	274	147	54%
D	204	120	59%
E	259	137	53%
F	111	44	40%
G	86	58	67%
Total	1390	829	61%

CALENDAR

Hurricane Mud Run

12 May 2018. Run a 5K course with lots of obstacles, mud and fun. 183 S. 100 East, Hurricane, Utah 84737.

[Hurricane Mud Run](#)

IronMan

5 May 2018. The Ironman competition starts with a swim at the Sand Hollow Reservoir. They will leave from there on their bikes and go into St George, They run from downtown St George to the Red Cliffs Reserve. They need volunteers to help. You could

pour drinks at an aid station, help a competitor get ready for the next phase. Last year, there were 2,639 competitors. To get more info:

[Ironman Info](#)

Dixie State University Events can be seen at:

<https://visit.dixie.edu/calendars-events/>

They have lots of great concerts, plays, orchestra performances, etc.

For **Events in St George**, see:

<https://www.visitstgeorge.com/calendar>

SECTION CAPTAINS

Section Captains contact new people, welcome them to the community and ask if they would give their email for the newsletter. This is a great chance for you to meet your new neighbors. It also ensures that everyone feels welcome to our community.

Dixie Springs is platted into lettered sections. We

have sections A through G.

To see the sections, see the following web page:

<http://www.dixiesprings.info/information.htm>

If you would like to help, contact Nancy at webmaster@dixiesprings.info

RECOMMENDED VENDORS

The list of recommended vendors is on the web at <http://www.dixiesprings.info/vendors.htm>. If you had good service from a vendor, submit your information so everyone can benefit from your experience.

DIXIE SPRINGS COMMUNITY FUND

The Dixie Springs Community Fund is used to:

- Fight threats to our residential community by establishing a relationship with a lawyer who can provide council and other representation
- Fund the Dixie Springs Community Web Site
- Fund the email messages (free now but there is a cost once we get to a certain size).

No funds would be used without approval of a committee of community members.

The fund will **not** be used to enforce CC&RS.

The money for the fund comes from voluntary donations. We recommend \$100 per year per home,

but any amount is welcome. Any use of the money will be reported in the newsletter.

To contribute to the fund, put your donation into the following account at the Mountain America Credit Union: 9992856. Put your name and lot number or address as a memo on the deposit.

You could set up a \$10 a month automatic deposit into the account, if that would be easier.

Please help your community. You may not be impacted by some of the threats now, but you may be in the future and will be glad of the support of your neighbors and the fund. Let's all work together!