



In this issue:

ACC Board	1
Dixie Power Annual Meeting	1-2
Planning and Zoning Actions	2
City Council Info	3
Section Captains, Community Fund	4
Calendar	5

July 2018

Dixie Springs Community Newsletter

www.dixiesprings.info

ACC BOARD

The following are the new members of ACC board. Their names were not correct in last month's newsletter.

- Chris Howell
- Duane DeClerck

- Floyd Doty

The new ACC is working to work with the builders and homeowners to keep Dixie Springs a great place to live.

DIXIE POWER ANNUAL MEETING

Dixie Springs is serviced by Dixie Power. We are very lucky to have Dixie Power as our electricity provider as they have one of the lowest electric rates in the nation.

Dixie Power is a cooperative and they have a meeting once per year. Everyone serviced by Dixie Power is invited. They serve a great dinner and have live music before the meeting starts. At the 6 June 2018 meeting there were approximately 1800 people. Dixie Power has three annual meetings at three different locations.

Dixie Power has given \$10,000 to senior high school scholarships and \$10,000 to the Youth Leadership Challenge. You can find out more about these

programs on their web site.

Deseret Power provides cheap wholesale power to Dixie Power. The CEO of Deseret Power talked. They incurred a debt in 1996 and are on track to be out of debt in 2026. They are planning a rate increase in 2022 by no increases before that. On average, the power rate has gone up 1/5th of the rate of the Consumer Price Index. They use coal and hydropower. They have built a new coal washing facility that should pay for itself in about 3 years. The plant went 217 days without an outage which is a record which means they have a very reliable power plant.

The Dixie Power Board of Directors returned \$770K

DIXIE POWER MEETING (CON'T)

back to the members last year. They passed three new rates but these rate changes do not affect most of its residential customers:

Changed the distributed generation rates (solar power).

A new rate for high density power users such as bit coin mining centers and some data centers.

Rates for loads over 2.5 megawatts if they do not sign a contract.

The number of Dixie Power customers is growing

rapidly. Deseret Power has excess capacity so they can provide the power. The growth brought in revenue that allowed a change in the web site. They have a new "Smart Hub" where you can pay your bills and see your usage. They also have a mobile app. They emphasized that they provide reliable power.

They sponsor the annual Dixie Kite Festival held in April.

There is no planned rate increase for the next 4 years.

HURRICANE CITY PLANNING AND ZONING ACTIONS

5/10/2018 Meeting

This is about a lot in Dixie Springs. Note that the CC&Rs state "Building height shall not exceed 35 feet and shall be measured from the level of the sidewalk at the front of the property established between the high and low sidewalk levels. The ACC must approve all exceptions."

Consideration and possible approval of a conditional use permit for a 24' high accessory building at 2732 S. 3870 West– Kelly Covington applicant Kelly Covington was present to represent the application. Chris Christensen asked staff if they had any concerns. Toni Foran stated it rare to get comments from neighboring properties of a conditional use permit but she did receive one on this application. She read the letter from the Reeds opposing the requested conditional use. She mentioned the Reeds own a licensed vacation rental behind the applicant. Mr. Covington stated because of the elevations of the lot the structure will be eighteen inches lower than what the elevations show. Chairman Ballard asked if there were other structures in the neighborhood as tall as the one he is proposing. Mr. Covington stated he was unsure. Yovonda Hall asked what side of the house would be facing the neighbors that had concerns. Mr.

Covington stated it is the dining room window. Mark Borowiak asked if the accessory unit would be used as a rental. Mr. Covington explained the primary reason for the accessory unit is for his special needs son but if he moves out then it would be rented. Ms. Hall clarified the applicant is asking for twenty four feet and twenty is permitted. Mr. Covington stated it will actually only be two and half feet because of the elevations. Ms. Hall pointed out even a twenty foot building would block the neighbor's view. Mr. Covington stated his lot only has about twenty feet that is abutting the neighbor who is complaining and the out building isn't by them. Yovonda Hall motioned to approve application 2018-CUP-07 based on the following findings; the height of the building will be less than 1 ½ times more than the average height of the proposed immediately adjacent building. Paul Farthing seconded the motion. The vote was as follows; Mark Borowiak-aye, Ralph Ballard-aye, Bob Petersen-aye, Yovonda Hall-aye, Chris Christensen-aye, Paul Farthing-aye, and Rebecca Bronemann-aye. Motion carried.

HURRICANE CITY COUNCIL MEETING INFO

7 June 2018

Ron Thompson the General Manager of the Washington County Water Conservancy District gave a brief presentation regarding the Regional Water Supply Agreement with the City of Hurricane. Mr. Thompson explained that the Water Conservancy District is a wholesale water provider who currently provides Minutes Hurricane City Council - 3 - more than ten percent of the water used in Hurricane. This percentage will increase as the City continues to grow. Mr. Thompson stated that all of the District's current projects, including the Lake Powell Pipeline will benefit Hurricane. Washington County is currently using 85% of its potable water supply. The current snowpack is 22% of normal and stream flow is 12-35% of average. Southern Utah is susceptible to a drought and residents and business have been asked to conserve water. Washington County has been a leader in the State in both conservation and the reuse of water for irrigation purposes. Mr. Thompson explained that the Lake Powell Pipeline is a regional water project developed by the Utah Division of Water Resources in partnership with Washington and Kane County Water Conservancy Districts. This project will move water Utah already stores in Lake Powell and owns the rights through approximately 140 miles of buried pipeline to Sand Hollow Reservoir. This pipeline will deliver an estimated 86,249 additional acre feet of water annually. Five pumping stations will move the water powered by five hydropower stations. This is the only option that introduces a second water source to the area and uses existing water rights. Mr. Thompson also reviewed other current projects within the District and explained that their revenue sources are from water rates, property taxes and impact fees.

3 May 2018

Mayor Bramall explained that UDOT is requesting a letter of support from the City for the Transit Grant.

UDOT is applying for a 15 million dollar grant to fund the first five years of a transit system that will run from St. George to Springdale. After the initial five year period, the City would have the option to terminate the system or they would have to pay for it. The low end annual cost would be approximately \$80,000 with the high end estimates being \$140,000 for Hurricane. Kevin Tervort and Cheryl Reeve expressed concerns regarding the potential costs of having to sustain the transit system. Mayor Bramall said that if this transit system does not become operational, then taxpayers would have to pay for road extensions along SR9 which could be in excess of 200 million. The amount of growth in Washington County is a concern. Council initially turned down the transit system when the City was responsible for the total funding. This grant is a good option because the startup costs and the first five years will be covered by this grant. Darin Larson said Springdale is charging \$22 for parking and that this transit system would be a good option for local people who want to visit Zion. The State realizes that the traffic and congestion around Zion has become an issue. This transit system is a good option to help alleviate some of these issues. Cheryl Reeve suggested letting the public know that this will be a trial for five years and the City will reevaluate the system and the costs towards the end of that five years. Kevin Thomas agreed. Pam Humphries commented that she was in Springdale attending a school function and there was little to no parking. The parking that she could find was \$20. She believes this is a positive program. Kevin Thomas made a motion to approve a resolution approving a letter of support for the UDOT Transit Grant. Seconded by Darin Larson. Motion approved with Pam Humphries, Darin Larson, Cheryl Reeve, Kevin Tervort and Kevin Thomas voting aye.

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 starting again in Sep 2018. Contact webmaster@dixiesprings.info for more information.

Pickle Ball

A number of residents go every Monday and Saturday at 6:30 AM to play Pickleball at Sullivan Park in Washington. 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.

Learn a Stringed Instrument

Want to learn to play a stringed instrument or get back into playing after maybe really long absence? Join the New Horizons group. You will get instruction and play with a bunch of great folks. For more information, contact webmaster@dixiesprings.info. You can also go to the following web site:

<https://www.zionmusicensembles.com/>

DIXIE SPRINGS STATISTICS

Section	# Lots	# w/houses	Percent
A	225	170	76%
B	231	170	74%
C	274	158	58%
D	204	124	61%
E	259	142	55%
F	111	49	44%
G	86	59	69%
Total	1390	872	63%

CALENDAR

4th Of July

Hurricane—Breakfast at the Community Center from 8 to 11. Parade at 8:30 am. Lots of activities and family fun. Fireworks at 10 pm. See:

<https://www.hurricanerecreation.com/4th-of-july-celebration>

St George Concert in the Park

St George has free concerts at the Vernon Worthen Park the second Monday of each month at 7:30 pm.

Hurricane Concert in the Park

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

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,

Hurricane has free concerts at the Pioneer Park on the third Thursday at 8 pm. Laura Lounsbury and Friends will be performing on July 19th.

Dixie State University Events can be seen at:

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

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

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

For **Events in Hurricane**, see:

<http://www.hurricanerecreation.com/>

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

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!