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August 2018

Dixie Springs Community Newsletter

www.dixiesprings.info

LAKE POWELL PIPELINE COST QUESTION

A Dixie Springs resident, concerned about how the Lake Powell Pipeline will be funded, asked how the costs of the Lake Powell Pipeline will be paid. The LPP will cost just over 2 billion dollars. 2 billion dollars divided by 200,000 people is \$20,000 per person. He asked the question to info@lppputah.org.

He received a response from Karry Rathje at Karry@wcwcd.org. She responded with the following information:

“The 2006 Lake Powell Pipeline Development Act, https://le.utah.gov/xcode/Title73/Chapter28/C73-28_1800010118000101.pdf, specifies that the project will be funded by the state of Utah and repaid by participating districts. The water will be charged in blocks, as the water is used – each block will have its own repayment timeline up to 50 years to allow for the future generations who will use/benefit from the water to participate in the repayment of the project. Revenue to repay the state will come from three funding sources: impact fees, water rates and property taxes. The majority of repayment (75 percent) will come from impact fees – one-time fees collected from

those who are developing property that will depend on the district to provide water. The project will not be repaid with a fixed cost per current resident, as you’ve summarized below.”

The response is referring to the following section in the Development Act:

“73-28-402 Agreement for delivery -- Period for repayment of costs. (1) The board and each district shall establish by contract the timing and amount of developed water to be delivered to the district. (2) If a contract was made before the project's completion, the district shall repay the preconstruction and construction costs within 50 years from the date of: Utah Code Page 6 (a) the delivery of developed water to the district during the first 10 years after the project is completed; or (b) the project's completion for any developed water delivered to the district after the tenth anniversary date of the project's completion. (3) If a contract was made after the project's completion date, the district shall repay the preconstruction and construction costs within a period not to exceed 50 years from the date that the contract was made. (4)

LAKE POWELL PIPELINE COST QUESTION (CON'T)

The board shall establish and charge a reasonable interest rate for the unpaid balance of reimbursable preconstruction and construction costs.”

Based on this section, a concern will still be the cost of the water. Water rates will have to increase to pay for the pipeline as well as an increase in property taxes.

The impact fees paid by new construction for connecting water are being greatly increased to pay for the pipeline. Starting 1 Jan 2018, the fees are being raised from \$7,417 for a 3/4-inch meter and ramping up to \$17,071 by 2026. The fees would go up about \$1,000 each year.

There is a “Local Water Alternative” that has been proposed to the LPP. Information about this alternative can be found here:

[Local Alternative](#)

This is a document well worth reading. Here a quote from the introduction:

“The Local Waters Alternative is a solution for meeting the future water demands of Washington County, Utah, without the development of the Lake Powell Pipeline. This pipeline, as proposed by the Utah Board of Water Resources, would deliver 69,000 acre-feet per year (AFY) to Washington County, and 4,000 AFY to Kane County. In contrast, the Local Waters Alternative proposes greater water efficiency throughout Washington County, and demonstrates how, under the increased conservation scenario, local supplies can exceed demands by 20% in 2060 without the Lake Powell Pipeline. Local supplies include water reuse and agricultural water transfers. The Local Waters Alternative could cost about two-thirds less than the proposed Lake Powell Pipeline.

There is a clear need for this Local Waters Alternative. Basin-wide, demand for water from the

Colorado River already outstrips annual supplies, so any new withdrawals should be carefully scrutinized. However, the data used to establish Washington County’s future water demands and supplies - and justify the Lake Powell Pipeline - contains numerous errors and assumptions that undermine its credibility. Specifically, current rates of water use are estimates applied across the county, as opposed to being derived from recently measured data, and the reported current water supplies and future estimates are inconsistent within and across the Draft Study Reports. In addition, the water supply alternatives presented in the Draft Study Reports do not sufficiently explore the range of options to meet future water demands. Thus, this alternative, named the “Local Waters Alternative” is submitted as a viable No Action Alternative to the Lake Powell Pipeline.

The Local Waters Alternative projects future water demand in Washington County based on the most recent population projections from the State of Utah and is based on more ambitious yet realistic levels of conservation. It also recasts volumes of water that could be available to meet those demands from reuse and agricultural water transfers, and demonstrates that these options are more cost-effective than the Lake Powell Pipeline. The focus is exclusively on Washington County, since this County claims the largest need for this pipeline³, and it has been established that Kane County already has sufficient water supplies to meet its demands through 2060 without the pipeline.”

ACC CORNER

The newly elected Architectural Control Committee (ACC) Board members have been busy learning our responsibilities and the best way to serve the residents of Dixie Springs. Since the end of May this year we have met with past ACC Board members and they were very helpful. We thank them for their past service and their help.

We had a meeting with the Hurricane City officials and they informing us of the plans they have approved so the ACC can make sure all approved building permits also have the approval of the ACC. The ACC has updated the building standards to ensure that we maintain the values of the homes in the neighborhood. The current building standards can be seen at:

<http://dixiespringsacc.org/builders.htm>

The ACC Board wants to be good neighbors and has gone beyond their ACC duties by helping residents with some issues. The very first thing that the new President did to help was answer a letter that was sent asking for help with two dogs that were being walked without a leash. The two dogs became excited and chased a rabbit into the neighbor's yard and the neighbor was frightened by the dogs. The ACC President went and visited with both the dog owner and the home owner and resolved the issue by having the two parties talk together. This was far beyond the ACC President's responsibility and he received a nice thank you card. The ACC Board members have also cleaned up several empty building lots of construction material, trash, rubbish and tumble weeds. The ACC board members have received complaints about

businesses being run out of some of the homes, and weekly yard sales by the same homeowner every week. The President of the ACC Board met with these homeowners and politely informed them that this is not allowed per the CC&Rs and is in violation of the Hurricane City business licensing laws. Once again, this not the responsibilities of the ACC Board members, but we are trying to keep our community a nice place to live.

The ACC Board members have also met with many of the contractors and have asked them to get the construction dumpsters empty on a more regular basis, and not to have them over filled before calling to get them emptied.

The contractors have told us that homeowners are using the dumpsters for their garbage dump. DO NOT use the contractor's dumpsters for your private home and yard trash. The landfill on Industrial Road is free to use. These dumpsters are paid for by the builders. If you are caught putting trash in the construction dumpsters, you can be fined.

The CC&R's are on the dixiespringsacc.org web site. Please review the CC&Rs before applying for a building permit or making any changes to the outside of your home, such as adding a fence or other structure.

We hope this information will help you understand that we are just three homeowners, volunteering to help keep Dixie Springs a great place to live in the future. Right now, the area is attracting many new families because it is a great place to live. We are committed to keeping it that way.

DIXIE SPRINGS CLEANUP DAY—SPONSORED BY THE ACC

On Saturday, 29 Sep, the ACC will be sponsoring a clean up day for Dixie Springs. As many of you have seen, there is a lot of garbage on the empty lots.

Pick up garbage bags at the Dixie Springs Park starting at 8:30 am. There will be treats for those who come for bags. Find an empty lot or lots and clean up the trash, lumber, pallets and debris. Put the trash on the curb no later than noon. If there is trash that is too big to fit in the bags, leave it next to the bags. PLEASE

only put out garbage you find on the empty lots (nothing out of your house, for example). The bags and trash will be picked up and taken to the dump.

If you can help in any handing out bags or snacks, or picking up bags and taking them to the dump, please contact the ACC at acc@dixiespringsacc.org

Let's keep Dixie Springs a great place to live!

TUMBLEWEED CONTROL

I think it is safe to say that tumbleweeds cause a lot of problems in Dixie Springs. But there is something everyone can do this summer to reduce their numbers.

Tumbleweeds grow seeds at the end of the summer

To reduce the seeds, take a shovel and cut them off at the roots now. This will kill them before they have a chance to grow seeds. They can have 250,000 seeds per plant.

PLANNING AND ZONING MEETING INFO

27 June 2018

Concerning a lot in Dixie Springs: Consideration and possible approval of a conditional use permit for an accessory building that is taller and larger than permitted use located at 3942 W 2570 South, Grant Mason applicant.

Yovonda Hall asked if the building would block any views for the neighbors. Michelle Cloud stated not in this area. She stated they will be mirroring the neighboring property. Toni Foran explained the applicant has two combined lots but there is swimming pool on the lot line. If the pool wasn't there, they could have gone back and separated them again making this a house. Grant Mason was present to represent the application. Mark Borowiak stated the corrected plans show one living unit instead of two. Mr. Mason stated it would be an unattractive home if the lots were split. He explained it is not a possibility to split

the lots now with where the pool and fence is sitting. Mr. Borowiak asked if it was intended to be a rental. Mr. Mason stated no. It is for when family comes down. Ms. Hall asked for clarification on residential hosting. Ms. Foran stated a detached accessory dwelling can be used as residential hosting with a license. Mr. Mason pointed out it will be future living area. He just wants the garage right now. Rebecca Bronemann asked why it needs to be twenty two feet high. Mr. Mason stated with the fourteen foot door and the pitch to match the house that was the shortest they could do. Michelle Cloud motioned to approve application 2018-CUP-10. Paul Farthing seconded the motion. The vote was as follows; Mark Borowiak-Aye, Michelle Cloud-Aye, Yovonda Hall-Aye, Bob Petersen-Aye, Chris ChristensenAye, Rebecca Bronemann-Aye, and Paul Farthing-Aye. Motion carried.

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	159	58%
D	204	126	62%
E	259	144	56%
F	111	49	44%
G	86	59	69%
Total	1390	877	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!