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October 2018

Dixie Springs Community Newsletter

www.dixiesprings.info

LAKE POWELL PIPELINE UPDATES

There has been a lot of activity concerning the Lake Powell pipeline.

Below are two articles and an announcement.

The first article discusses the jurisdiction question. There was a question about what the Federal Energy Regulation Commission had jurisdiction over. The FERC rules that they will control the hydroelectric facilities but not the entire pipeline.

The second article summarizes a meeting that was held to discuss how the pipeline would be paid for.

The last is an announcement about opening a comment period now that the jurisdiction question has been answered. If you have not commented, you can do so now. The reason this project impacts Dixie Springs is they are planning to run large above ground power lines down S 3400 W, which is the main road on the east side of Dixie Springs. These power lines carry the power generated by the hydroelectric plants from the southeast corner of Sand Hollow to the Dixie Power station north of Dixie Springs. The pipeline terminates into Sand Hollow.

From the St George News about the FERC decision:

The federal agency that has been at the helm of a permitting process for the Lake Powell Pipeline announced Thursday that it's claiming jurisdiction for only a part of the project and not the whole as requested by state and county water managers.

While Lake Powell Pipeline opponents see the ruling as a blow to the project's progress, supporters see it as a positive as it finally allows the paused project to get restarted.

When the Federal Energy Regulation Commission announced last December it was ready to move forward on an environment study associated with licensing for the project, regulators noted there was a question of jurisdiction.

FERC will oversee the hydroelectric facilities to be built along the pipeline's course but not necessarily a part of the pipeline itself. Regulators said it may be the purview of another federal agency.

In January, the Utah Board of Water Resources and Washington County Water Conservancy District asked

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FERC to pause the permitting process so jurisdiction could be sorted out.

Having received no response by August, the board and water district requested FERC restart the permitting process so no more time would be lost, while also asking for the lingering jurisdiction issue to be resolved.

“The Commission will not act as the ultimate decision maker for approving any portion of the overall project beyond the discrete hydropower facilities,” FERC officials said Thursday in a 31-page document outlining their decision.

Opponents to the Lake Powell Pipeline such as Gary Wockner of Save the Colorado are pleased with the jurisdiction announcement.

“FERC made the correct, legal decision with this denial,” Wockner said. “This is a massive, environmentally destructive water and pipeline project on the extremely endangered Colorado River – not simply an ‘energy’ project – and it will require a full Environmental Impact Statement process from another appropriate federal agency.”

While the introduction of oversight by other agencies could have the potential to delay certain elements of the pipeline, supporters see the announcement as a step forward for a project that had been stuck in limbo.

“We’re grateful to have a decision from FERC,” said John Fredell, Lake Powell Pipeline program director. “The decision clarifies the scope of authority with all the involved federal and state agencies and will allow us to expeditiously move this critical project through the environmental review.”

Ron Thompson, general manager of the Washington County Water Conservancy District, called FERC’s decision “a plus.”

“We’re glad to have a ruling so we know who all the

players are,” Thompson said. “This settles who does what and allows the environmental (study) process to move forward.”

The proposed 140-mile long, 70-inch diameter pipeline is designed to take water from Lake Powell to Sand Hollow reservoir in Washington County. The pipeline is anticipated to bring 77 million gallons of water daily to 13 communities in Washington and Kane counties.

The proposed course of the pipeline snakes along the Utah-Arizona border and runs through both public and private lands.

Communities in Washington County get their water from a single source: the Virgin River. State and county water planners have said for years that the county needs to diversify its water resources, especially in light of expected growth in population.

Washington County is projected to have a population of 500,000 over the next 50 years. The water district has said the development of current water resources and conservation will only be able to make up a little over half of the water supply needed to sustain a population of that size. The Lake Powell Pipeline, water district officials say, will be able to supply the rest.

[Article in the St George News about the recent pipeline meeting:](#)

Although state funding for the Lake Powell Pipeline is mandated under state law, determining just how the state will go about it hasn’t proven easy. A governor-appointed board is commissioned with figuring this out while also considering the impacts the cost of the pipeline could have on the people who will be expected to repay state funding.

Issues surrounding state funds that would be used to finance the Lake Powell Pipeline and how that money – taxpayer money – would be paid back were among the topics discussed recently during a meeting of the Executive Water Finance Board at Dixie State

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University.

Pro-pipeline: Growth and climate change

The Washington County Water Conservancy District touts the need for the pipeline as a way meet the demand of future population growth that is projected to reach over 500,000 over the next 50 years.

According to the water district, water from the Virgin River basin and conservation practices will only be able to supply a little over half of the water needed to sustain a population of that size. The Lake Powell Pipeline, water district officials say, will be able to supply the rest.

As the Virgin River basin is the sole source of water for the county, having the pipeline will also help protect it from the impacts of climate change that can make the Virgin River less reliable, water managers claims.

The opposition: Conservation, water waste and too costly

Conversation groups that oppose the Lake Powell Pipeline, like Conserve Southwest Utah and the Utah Rivers Council, say the county isn't pushing water conservation enough and needs to step it up in this regard. Water district officials argue the water-use reductions conservationists demand aren't realistic.

Washington County has also been seen as the worst water-waster in the nation with pipeline critics pointing to the per-capita water consumption by county residents being as high as 325 gallons per day. This is a large amount when compared to other cities in the Southwest like Albuquerque, which is 127 gallons per capita daily.

According to 2015 recent data quoted by the water district shows better water use, the actual number is closer to 143 gallons per capita per day for Washington County.

In addition to claims of wasting water, opponents of

the pipeline say it will cost too much to build and place a heavy financial burden on Washington County residents. They also claim the actually cost of the pipeline project, which is tentatively placed at between \$1.3 billion and \$1.8 billion, is closer to \$3 billion or higher.

The study claims water rates and impact fees in the county will climb as high as 678 percent and 138 percent respectively to cover the cost of the pipeline project.

Ron Thompson, the general manager of the Washington County Water Conservancy District, said for now, only preliminary estimates can be given until federal regulators issue a "record of decision" and the actual design of the pipeline is drawn up. Until then, as with everyone else, the board is working off the \$1.3 billion-\$1.8 billion estimate.

A fund the Utah Legislature set aside to finance major water projects will only yield around \$40 million by 2022 to cover the cost of a bond for the pipeline. Based on the available numbers, the state needs between \$80 million and \$120 million annually to cover a \$1 billion-plus bond.

Options on filling the gap include increasing state sales tax, transferring money from education and transportation funds, increasing federal participation in the project and increasing local participation.

Within the water district, water rates, property taxes and impacts fees are slated to rise as a means of paying back the state. Impact fees for new residential construction, for example, are anticipated to increase from around \$8,000 to \$15,000 or more in coming years.

Under the funding plan proposed by the Lake Powell Pipeline Act – which was passed by the Utah Legislature in 2006 – before breaking ground on the project, the water districts involved must commit to taking 70 percent of the water they are slated to

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receive. They will then repay the state according to a schedule of water-block purchases, on terms to be negotiated, including interest.

Over the pursuing decades, through the water-block purchases, the state is anticipated to fully recoup funds it advanced. The act dictates that “a reasonable interest rate” be attached to the repayment plan.

A financing plan proposed by the water district would create a potential subsidy in the range of \$1 billion, Dean said. This is due to future repayment of a loan from the state being done with “deflated money,” he said

As Dean explained it, the value of future dollars applied to repayment would be valued at today’s rates and not rise with inflation. “To me, there’s clearly a subsidy taking place,” he said.

The water finance board is expected to make its financing recommendations to Governor Gary Herbert’s office in its annual report which is expected to be submitted in a month’s time.

LPP Pipeline Announcement

September 26, 2018

Lake Powell Pipeline Ready for Environmental Analysis Resumed

The Federal Energy Regulatory Commission’s (FERC) ruling last week resumed the Ready for Environmental Analysis (REA) phase of its Integrated Licensing Process for the Lake Powell Pipeline (LPP). This includes the reopening of the opportunity for the filing of public comments.

“This is good news for the communities who need this water as it resumes the LPP permitting process and brings us closer to issuance of a draft Environmental Impact Statement and subsequent commencement of project construction,” said LPP Program Director John Fredell.

FERC will remain the lead agency on the NEPA process and permit the hydroelectric facilities associated with the project, while other agencies with oversight and approval authority will fulfill their responsibilities in coordination with FERC. The Bureau of Reclamation, the National Park Service, the Bureau of Land Management and the Kaibab Band of Paiute Indians have already executed Memorandums of Understanding as formal cooperating agencies in the FERC-led process.

FERC’s September 20 jurisdictional ruling reopens the 60-day public comment period, with initial comments now due November 19, 2018. The subsequent 45-day response period will close January 3, 2019. To comment, citizens can visit <http://www.ferc.gov/docs-filing/efiling.asp>. The project number is P-12966-000. Detailed instructions on how to comment can be found at www.LPPUtah.org.

The LPP would transport water from Lake Powell through an approximately 140-mile buried pipeline to Washington and Kane counties. Five pump stations would move the water through the pipeline. Six hydroelectric facilities would supply a portion of the energy needed to operate the pump stations. At full capacity, the project would deliver 82,249 acre-feet of water per year to Washington County and 4,000 acre-feet of water per year to Kane County. Visit www.LPPUtah.org for more information.

CITY OF HURRICANE CITY COUNCIL AND PLANNING COMMISSION

In reviewing the Hurricane City Council Meeting Minutes and the Planning Commission minutes, there was nothing that could be found that directly affects Dixie Springs. However, it is alarming how many zone change requests there are, and how many developments of some kind are being proposed. Lots of different groups are trying to cash in on the growth in the area.

There are many requests to break larger parcels of land into small pieces for homes or for resorts. Some are proposing breaking up agricultural land.

As an example, here are the actions on the agenda for two of the September city council meetings:

General Plan Amendment request to change a 3 acre portion of a 9.22 acre parcel from Agricultural/Rural Residential 5+ to Business/Light Industrial

General Plan Amendment request for 1.3 acres located at the southwest corner of 100 North and 520 West from Commercial to Multi-Residential types
Consideration and possible approval of a General Plan Amendment request to change a 3 acre portion of a 9.22 acre parcel from Agricultural/Rural Residential 5+ to Business/Light Industrial.

Consideration and possible approval of a General Plan Amendment request for 1.3 acres located at the southwest corner of 100 North and 520 West from Commercial to Multi-Residential types - Brandon Adams and Jerry Eves, applicants

Consideration and possible approval on a zone change request based on a preliminary site plan for Foothills

Townhomes on 13.33 acres located at approximately 296 N Foothills Canyon Drive from RM-2 and RM-3 to PDO/RM-2 - SBM22 LLC, applicant; Brad Merrill, agent

Consideration and possible approval on a Preliminary Plat for Westfield Estates a 10 lot subdivision located at approximately 1370 West 400 South - Z 7

Development, applicant; Colt Stratton, agent

Consideration and approval on a Preliminary Plat for Sky Ridge Phases 13-16 a 78 lot project located west of 2720 West and south of 600 North - Shoshone Land Co., applicant; Frank Lindhardt, agent

Consideration and possible approval of a zone change request from RA-1, Residential Agricultural one acre, to R-1-8, Single Family Residential 8,000 sq. ft. and to R-1-10, Single Family Residential 10,000 sq. ft. – Cox and Blake Properties, Chris Wyler applicant

Consideration and possible approval of a zone change request from RA-1, Residential Agricultural one acre and A-5, Agricultural 5 acre, to Recreation Resort with approximately 270 single dwelling unit lots and a small amenity area on 96 acres according to the preliminary site plan presented – Chris Wyler and GY property owners

Consideration and possible approval of a zone change request on 5.18 acres located at approximately 200 North 400 West from RM-2, with a Development Agreement setting the density at 36 units to RM-2, Multi-family Residential 10 units per acre, with a Development Agreement – Silver Leaf applicant, Rick Bennion agent

ACC SPONSORED DIXIE SPRINGS CLEAN UP DAY

The clean up day was a success with lots of folks coming out to get donuts, bagels and garbage bags so they can clean up the empty lots in Dixie Springs. I was with a group that cleaned up 4 empty lots of trash and construction debris. It was a nice morning and we

were done by 10 am. We left the bags by the curb so the volunteers could pick them up and take them to the dump. Thanks to the ACC for doing this and making our neighborhood nicer!

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 on 5 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 Desert Strings Community Orchestra. WE meet on Thursday night from 6:30 to 8:30. See <http://www.desertstrings.org> 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.

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

DIXIE SPRINGS STATISTICS

Section	# Lots	# w/houses	Percent
A	225	172	76%
B	231	173	75%
C	274	164	60%
D	204	130	64%
E	259	145	56%
F	111	51	46%
G	86	59	69%
Total	1390	894	64%

CALENDAR

St George Marathon

The St George Marathon will be held Saturday, 6 Oct. This is one of the top 20 marathons in the USA. There are 7400 runners from around the world. They are still looking for volunteers.

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

Huntsman Senior Games

The 2018 Huntsman Senior Games will be held 8—20 Oct 2018. The opening ceremonies are Tuesday, Oct 9th at 7 pm and they are free to attend. They are held

at Trail Blaser Stadium at Dixie University, They are looking for volunteers throughout the event. See:

<https://seniorgames.net/>

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/>

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!