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**April 2019**

# *Dixie Springs Community Newsletter*

[www.dixiesprings.info](http://www.dixiesprings.info)

## **"LOST TRAILS AT THE COVE" HURRICANE DEVELOPMENT APPROVED**

A developer from Washington City wants to build a 340 acre development that would include an Old West town filled with shops and restaurants, a wedding chapel, Spanish gardens, equestrian center, an indoor dinner show with 1,200 seats, hotel, RV park and daily entertainment. It is porsed to be located north of 600 North at approximately 2000 West. The area is currently zoned as single family residential up to 4 units per acre. Therefore, a zoning change is required.

There was a meeting with the Hurricane Planning and Zoning Commission on 10 Jan. Most of the people in meeting talked against the change in zoning. The Commission voted to recommend that the Hurricane City Council deny the amendment change and leave the General Plan as is. The minutes from that meeting can be seen at:

[Planning and Zoning Minutes](#)

There was a public meeting with the Hurricane City Council on 7 Feb to discuss the proposed development. The results were reported in the St George news:

[St George News Article](#)

The majority of people spoke against the development. The Council decided to postpone the decision to their next meeting on 21 Feb. They wanted to do more research and get more input from the developer. There will not be another public hearing.

City Council

At the 7 March Hurricane City Council meeting, the City Council unanimously voted to approve an amendment to the general plan for the development. Details can be seen here:

<https://www.stgeorgeutah.com/news/archive/2019/03/07/mkh-hurricane-city-council-opens-door-for-controversial-development/#.XIWvGyhKguU>

Some modification were made to the original application. The end result was 125 acres of mixed use and 215 acres residential.

The next step is approving the zoning change and then the building starts,

## NORTHERN CORRIDOR ROUTE

The Washington County Republican Women (WCRW) had a meeting where Dean Cox, a Washington County Commissioner and the chairman of the Commission, discussed the controversial Northern Corridor through the Red Cliffs Desert Preserve.

He talked about how St George has changed over the years. There were approximately 8,000 people in St George in the 60's. There currently is a big traffic problem at exit 10 and it will get worse.

They are in the process of renewing the Red Cliffs Desert Reserve Habitat Conservation Plan (HCP) to include a right of way that is 58 acres for the northern corridor, and to expand the reserve by 6,865 acres. Even though the HCP includes the land for the right of way, it does not mean the road will be built at any spe-

cific time. It enables the building of the road at some point in the future, if desired. It also ensures the use of the Preserve for hiking, biking, horseback riding and OHV use. The new area is west of town already used for recreation, so this would make sure this land is not developed.

The summary of the draft bill can be seen here:

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

The maps showing the location of the Northern Corridor route and the additional 6,865 acre preserve can be seen here:

<http://www.dixiesprings.info/docs/201903NorthernCorridor.pdf>

## LAKE POWELL PIPELINE PROJECT

The Washington County Republican Women (WCRW) had a meeting where Zachary Renstrom, the Deputy General Manager of the Washington County Water Conservancy, discussed the Lake Powell Pipeline Project.

Water projects, such as Quail Creek and Sand Hollow, in the past provided the ability for most of us to live in the county. Water projects take between 15 and 20 years to complete so long range planning is required.

The goal of the Water Conservancy is to make sure you have safe water to your home.

The State of Utah owns all the water in the state.

The water is coming from right below Flaming Gorge. It is run down the Green River, pumped into Lake Powell and will be pulled out to the pipeline.

The cost estimate is a guess about what route will be approved and how much materials will cost in 6-7 years.

In 10-15 years, a decision needs to be made because

there is only so much water. There are three options:

1. Growth is halted. There are no more building permits.
2. We go to draconian measures to reduce water use. Very strict government regulation. No water for grass, etc.
3. Build the Lake Powell pipeline.

All of the municipalities in Washington County have developed master plans that state they want growth and they want water to support that growth. None of the cities want to restrict growth. Therefore, the Water Conservancy must figure out how to provide that water. The best source is the pipeline.

It is a State of Utah project although the State is not providing funding.

We currently have 165,000 people plus another 26% for tourists and snow birds.

All the master plans for the communities plan for big

## LAKE POWELL PIPELINE PROJECT (CON'T)

growth (see the information linked to later for the growth that is anticipated).

With the current growth projections and the current water source, we only have enough water to keep up with growth for 10-15 years.

In 2006, the studies were started. An incredibly detailed, costly and time consuming process. This is a perfect example of trying to work with the Federal bureaucracy and why it takes so long and costs so much money. It is being reviewed by the FREC. After it is approved, the detailed engineering is done. Lawsuits are anticipated. Construction will probably be finished right at the edge of that 10-15 year timeline when the water supply has been exhausted.

How The Pipeline is paid for:

75% of the cost is paid for by impact fees on new homes. It is \$9500 this year and will increase \$1,000 each year until the fee revenue will generate 75 percent of the cost of district capital projects.

Water rates pays for 15%. Increase wholesale water rates by 10 cents per gallon each year to \$3 per 1,000 gallons.

Property Taxes pays for 10% for the cost. Phase-in WCWCD tax rate of 0.000278 over a 10-year period to bring the rate to 0.001 (est. 2027).

There is an agreement that 75 million acre feet needs to go through Lake Powell. In the last 10 years, they sent through 17 million more than required. If we had that 17 million back, Lake Powell would be overflowing. The State of Utah has not fought for their water rights. Essentially, California has been using water for free. The states in the upper basin are starting to fight for their water.

This document provides more information about the pipeline and statistics about growth in the area:

<http://www.dixiesprings.info/docs/201903LakePowellPipelineLiterature.pdf>

## DIXIE SPRINGS COMMUNITY GARAGE SALE

Enough people wanted to have a community garage sale, so it is a go!

Dates: 17 – 18 May 2019, Time: 8 am to 1 pm

If you have anything to sell, this is a great time to do it. The garage sale is always well attended and the people managing it do a great job of getting lots of buyers to Dixie Springs.

The cost is \$5 per home. This will pay for the advertising, maps that are handed out at the entrance to Dixie Springs, and signs at major corners. The maps will have the location of each participating home marked.

You will set up your items at your home. You are responsible for signage to your home. It is a good idea to put a sign pointing to your home from the major roads in Dixie Springs. It is a good idea to put a sign in front

of your home and a sign at the end of the road to point people to your home.

If you want to participate in the garage sale, please pay \$5.00 to Debbie Hohenstein to pay for the ads, signs and copying. Debbie needs your name, address, and if you would like to list the items you are wanting to sell. Please have the info and payment to Debbie by May 3rd. Call her at 435-216-8219, or you can drop payment and info off at 4154 W 2700 S (leave behind pot at front door).

Volunteers Needed for Next Year

Debbie and her helpers have been managing the garage sale for many years, and need to hand next year's garage sale to another group of people. If you can help, please call her. Without volunteers, these community garage sales will not happen.

## CALENDAR

### St George Concert in the Park

8 Apr, Vernon Worthen Park, 7:30 pm to 8:30 pm

David Gerald—Soul Rocker

Bring blankets, lawn chairs, food and family.

### Southern Utah Half Marathon

13 April, Virgin River Trail and Bloomington Park

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

### Easter Egg Dive

Saturday April 20, 2019 11:00 AM - 12:00 PM

\$5/Kid : 12 and Under : Check in : 11:00 AM Dive  
Starts : 12:00 PM

Kids will be grouped together according to age and then they all jump in to gather up eggs. The event fee includes a swim pass for the entire day.

Location: Sand Hollow Aquatic Center (SHAC): 1144 North 2400 West

### The Tour de St George

6 April 2019

The Spring Tour offers lengths for every rider and fitness level. Pick either a 35, 75 or 100 mile distance to tailor your tour to your abilities.

## ACC MEMBER NEEDED

One of the members of the Architectural Control Committee (ACC) will be moving from Dixie Springs and a replacement is needed.

The primary purpose of the ACC is to approve all home plans and all changes to the outside of existing homes to ensure they comply with the CC&Rs and building standards.

If you would like to help your community, or would like more information about being on the ACC, send

[Tour de St George Web Site](#)

### St George Arts Festival

30—31 March 2019

Held over Easter weekend, this art festival hosts a variety of fine art and artists. Food, entertainment and special children's fun.

[Arts Festival Web Site](#)

### Easter Car Show

31 Mar 2019

Over 32 years, many families have made the Hurricane Valley Rotary Easter Car Show a place to gather; whether entering a car or just enjoying the sights. Each year the Easter Car Show also welcomes many people joining us for their first ever Easter Car Show.

[eastercarshow.com](http://eastercarshow.com)

**Dixie State University Events** can be seen at:

<https://events.dixie.edu/mastercalendar/MasterCalendar.aspx>

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

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

For **Events in Hurricane**, see:

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

an email to [webmaster@dixiesprings.info](mailto:webmaster@dixiesprings.info) and someone will contact you.

This is a great opportunity to get more involved in the Dixie Springs community.

## 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](mailto:webmaster@dixiesprings.info) for more information.

### Pickle Ball

A number of residents go every day to play Pickleball at 8 am Sullivan Park in Washington. Contact Rose Card at [card\\_rose@hotmail.com](mailto:card_rose@hotmail.com).

### 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

If there is someone that can help manage the ATV group, contact Nancy at [webmaster@dixiesprings.info](mailto:webmaster@dixiesprings.info). The group has gotten so large there is a need for people to help manage the group.

### Weaving

Calling all weavers, spinners and “want to be” weavers and spinners! For info, see the web page at <http://www.mmawg.org/SWUtahBranch.htm>

### 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. All types of RVs are welcome—trailers, fifth wheels, and motorized RVs For more info, go to <http://www.redrockers.org/>.

### 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/>

### Bicyclists

For any Dixie bicyclists that are up for 20 to 50 mile road rides from the Springs, text or email me, I am riding all the time. Also like getting on the dirt and gravel for those fat cats, although my mountain bike is a bit old school. Patrick McEwen, [Jopj888@msn.com](mailto:Jopj888@msn.com), 801-455-2988

## DIXIE SPRINGS STATISTICS

Section	# Lots	# w/houses	Percent
A	225	175	78%
B	231	177	77%
C	274	177	65%
D	204	136	67%
E	259	153	59%
F	111	55	50%
G	86	60	70%
Total	1390	933	67%

## 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](mailto: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!