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June 2019

Dixie Springs Community Newsletter

www.dixiesprings.info

LOST TRAILS DEVELOPMENT—MAYBE ELIM VALLEY?

There was information in the newsletter a few months ago about a proposed development in Hurricane. It is a large Old West development that was proposed for land near Sky Mountain. The property needed to have the zoning changed in order to build it. Planning and Zoning denied the zoning change, but the Hurricane City Council approved it.

There was a recent article in the St George news:

[Lost Trails Article](#)

The location fell through because the property owners did not have access to a road needed for fire and safety. The developers are looking for a new location. One possibility is Elim Valley. This now directly impacts Dixie Springs since Elim Valley is adjacent to Dixie Springs. If they decide on Elim Valley, this development could have a big impact on the area around Dixie Springs.

Members of the Sky Mountain HOA have filed in court to have the City Council's decision to change the zoning set aside. They are very concerned because the zoning was changed but now there is no plan for what is to be done with it.

The development was for building an old west town filled with shops, restaurants, an indoor show, a wedding chapel, Spanish Gardens, a Victorian era-styled hotel, an RV park and an equestrian center.

As a community, we will need to watch what develops. Please send any information you have to webmaster@dixiesprings.info so the community can be kept informed. They will probably have to go to planning and zoning for any area they move to. Hopefully, we will have advance notice of that meeting and those concerned can attend.

HURRICANE PLANNING AND ZONING

4/24/2019 Minutes

An interesting statement was made during a discussion of a zoning change near Sky Mountain to allow three story buildings. The builder said, "Mr. Sant pointed out there is a high demand for vacation rentals. Forty percent of the homes built last year were vacation rentals."

"Chairman Cloud asked how many vacation rentals are already in Hurricane. Ms. Foran stated the Villas have seven buildings with twelve to eighteen units per building, all of the Retreat phases 1, 2, 3 which is approximately one hundred two, all of Tava, Coral Springs Condos and Zion Village Townhomes. Then Chris Wyler has an area approved for recreational resort, there are fifty six rentals in single family zones, six or seven in commercial areas, and residential hosting of maybe 50."

3/27/2019 Minutes

Approved a Detached Garage in Dixie Springs Higher than the Permitted Use

"2019-CUP-03 Consideration and possible approval of a Conditional Use Permit for an 18' high detached garage located at 3363 W 2310 South - Robert Allen applicant No one was present to represent the

application. Toni Foran pointed out it does meet the conditions for a conditional use permit. She stated the building is two feet taller than the permitted use but they have moved it five feet from the property line. Chris Christensen asked how tall the surrounding building are. Ms. Foran stated generally they are twenty to twenty one feet high. Cindy Beteag mentioned it will be single level as well. Ralph Ballard motioned to approve application 2019-CUP-03 based on the staff findings 1. The height of the building will be less than 1 ½ times more than the average height of the proposed immediately adjacent building and will not block any surrounding property owners. 2. The proposed building is 5' from the rear and side property lines and will match the architecture of the existing home. 3. The proposed building will leave more than fifty percent of the lot free of buildings. Paul Farthing seconded the motion. Motion passed unanimously. "

"2019-PP-03 Consideration and possible recommendation to the City Council on a preliminary plat for a 38 lot single family subdivision located at approximately 5140 West Turf Sod Road – Chris Wyler applicant, Civil Science agent". This was approved. Turf Sod Road goes west off Sand Hollow Road.

HURRICANE CITY COUNCIL

4/4/2019 Minutes

"Bryce King gave handouts to Council containing conceptual designs for the proposed recreation center. Mr. King wanted to address location, amenities and budget. Council discussed different locations including keeping the recreation center in the current downtown area or purchasing property out by Walmart or Sand Hollow. The consensus from Council was that property acquisition elsewhere would be expensive and keeping the current location would help revitalize the downtown area. The layout

of the facility may include the closure of 100 South. This would provide a traffic loop that would be strictly for drop-off or pick-ups. Customer parking would be located away from SR-9 on the south side of the facility. Among the amenities discussed, a gym, walkable track, fitness center and swimming pools are a must. The desired competition swimming pool size is 25 meter by 25 yards. This equates to an 11 lane swimming pool. Council expressed financial concerns regarding a pool that size and requested the cost difference between an 8 lane swimming pool vs an 11 lane swimming pool."

CALENDAR

St George Concert in the Park

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

Second month of each month. Free.

10 June, Michael Barrow and the Tourists, Folk/Blues/Rock

8 July, The 4 Hims, Barbarshop Quartet

12 Aug, The Famous Unknowns, Show Band

9 Sep, High Rocktane, Cover Band

Bring blankets, lawn chairs, food and family.

Hurricane Concert in the Park

The concerts are the Third Thursday of each month. They are in Pioneer Park at 200 North Main Street. The concerts are FREE!

20 June - Casey Lofthouse

18 July - Broadway in the Park

15 Aug - Way Off Broads

2019 St George Marketplace

19 June 2019, 10 am to 6 pm, free, Dixie Convention Center. An event for EVERYONE! The St. George Marketplace will provide a stage for businesses to display their products and services to the public, as well as to other businesses. This Marketplace will

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

feature a prize-filled balloon drop, hourly drawings and promotional giveaways at individual booths.

St George Streetfest and Car Show

Friday, 7 June, 6 pm to 12 am, 76 Tabernacle Street

Because of the Brave: A Patriotic Tribute

8 June, St George Tabernacle, 2 pm and 7 pm

A Flag Day Concert Event, free admission
“Because of the Brave,” honors those who have sacrificed so much both at home and abroad in order to keep America the “land of the free.” In keeping with tradition, the choir will present patriotic favorites including “The Star Spangled Banner,” “Salute to the Troops,” a medley that features theme songs from each branch of the Armed Forces, Mack Wilberg’s stunning arrangement of “America the Beautiful” and Wilhousky’s rousing “Battle Hymn of the Republic.”

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 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 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.

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. 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, 801-455-2988

DIXIE SPRINGS STATISTICS

Section	# Lots	# w/houses	Percent
A	225	175	78%
B	231	182	79%
C	274	177	65%
D	204	137	67%
E	259	161	62%
F	111	57	51%
G	86	60	70%
Total	1390	950	68%

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!