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December 2019

Dixie Springs Community Newsletter

www.dixiesprings.info

HURRICANE PLANNING AND ZONING ELIM VALLEY MEETING

On 14 Nov 2019, The Hurricane Planning and Zoning Commission had a public hearing about the zone change request for the entire Elim Valley Planned Development Overlay area, approximately 1834 acres, from a Traditional Neighborhood Design to standard zoning ranging from various sizes of residential to commercial.

The old plan had 8689 homes and 3,000,000 ft² of commercial. The old plan is similar to the existing Marla development, which is high density homes and commercial. The new plan is more like the zoning that is in the area, and with less homes at 7150 homes. The commercial area is mostly along the highway and some along Sand Hollow Road. The commission is looking at whether the new zoning is any more impactful than the old zoning.

There are 17 developers that own different sections of land in Elim Valley.

People that attended the hearing had various concerns. One concern was the traffic on Sand Hollow Road is already pretty bad. The people will be going through Dixie Springs to get to their homes. The events at the Sand Hollow reservoir already greatly increase the congestion. The plans show one access point from SR9. Everyone is funneled to one intersection of SR9. There needs to be more access to Dixie Springs, Sand Hollow and the new development.

Concern that there are no parks or sports fields. There needs to be open space.

Concern about all of the vacation rentals and multi-family dwellings.

Why is this development needed? Why not do changes a little at a time? Why have so much commercial and high-density development?

Are there going to be bike lanes? The developers just said they would talk about it.

HURRICANE PLANNING AND ZONING ELIM VALLEY MEETING (CON'T)

Will there be a road from SR7 to SR9?

Eventually, there will be a connection. In the first phase, the only interchanges will be at SR9 and 3000 South. There is also a whole redesign of SR9 that is coming. SR7 will be done in the next 2-1/2 years. That is why they are moving the gas lines – so SR7 can be constructed.

Question about the school being put in the middle of Dixie Springs. The school will probably not be located there – it will probably be placed further north in Elim Valley. The school will probably be moved from the property they currently own in the middle of Dixie Springs.

The zoning needs to be changed all at once because the plan is all or none. There is still a court case going on and the court wants to know what the development agreement looks like.

The height limit is 35 feet for single family and multi-family homes. The multi-family dwellings will be taller than what is currently in Dixie Springs.

Question about whether there has been a traffic study done? There was a traffic study when the original study was done and there were more units in Elim Valley. This density has already been approved and the plan meets the transportation standards.

The roads will meet the city standards for road width. The number of units determines the roads width.

Dixie Springs Plat C was not shown correctly on the map they provided.

The City owns 30 acres of park property in Sand Hollow that they will be using for a City park.

The developers will be talking about parks in Elim Valley.

Hoping the developers do not have issues with the water pipes. The pipe that was installed in the first phase of Dixie Springs is HDPE pipe that was the latest and greatest at the time, but they found out it deteriorates when exposed to chlorinated water. That is why they are replacing the water pipes in Phase I.

Is there enough water for this development? The City work closely with the Water Conservancy District to get water for developments. They are planning for providing water for the development.

A person stated he would not have moved here if he would have known about this development. Stated no one wants all of this to go in, and everyone applauded. The response was the plans have been in place for a long time.

The new plan is a big improvement over the old plan since there are less houses.

Closed the public comments and went to the Commission meeting

Carl Rasmussen – represents the developers of Elim Valley. Agrees that traffic is a bottleneck. Will look at connectivity to 3400 West. The only access to SR7 is through interchanges at SR9 and at 3000 South. The road on the east side of Dixie Springs will go up the hill and connect through 3000 South. There are currently 2 ways in and out of Dixie Springs. The plan improves Flora Tech road. They are adding another 4 entrances and exits to Dixie Springs. There are over 10 miles of proposed trails that follow the arterial roads. The development will be in phases. They are in the planning stages. They are going to start where the

HURRICANE PLANNING AND ZONING ELIM VALLEY MEETING (CON'T)

infrastructure is. They are working to put a major storm drain pipe in and adding a detention basin.

The first phase would be down from Wilson on the North side of Dixie Springs. Currently the storm drain water from Dixie Springs goes onto Marla and they need to fix that issue. After the zone change is approved, the design of each section is submitted for approval. For example, they need to meet road width standards. There will be trails all throughout the sections. The next development will be just North of Dixie Springs. They are not fans of the current zones. They are adding a lot more "Dixie Springs" type areas. But they also want the commercial property. There are 17 different owners. You can purchase a piece and develop in accordance with the zone map. You try to develop where infrastructure currently exists. Each land owner will decide when they will start their project. There is no public comment on the development plans that will go to the Planning Commission for each area as it is developed. Some areas will probably have HOAs. There is some commercial that will go in right away. Livestock is not allowed in any of the zones. Each developer will make the area their own community in accordance with the approved zoning.

Commission: They are just asking for a change in the zoning. When each zone is developed, the developer has to come to the City to approve the specific plan. The commission was concerned about the number of multi-family units and the developers scaled the number of units back. They need to decide if the zoning is harmonious with the existing development. The part of Elim

Valley north of Dixie Springs is zoned the same as Dixie Springs so it is harmonious. The commercial is concentrated along the road. The original agreement was approved 13 years ago and the number of homes is less so that is a good thing. A new school is needed in Hurricane. They like the way the commercial is along the busy road. It also spreads the commercial property into other areas of Hurricane. The multi-family residential mixed in with the single family works out well. The changes are a lot better than the original changes they provided and much better than the current zoning. Would like to have shopping more local. Would like to have some trails. The plan is a result of negotiations with the Commission. The new transportation Master Plan was completed about a year ago and SR9 will be considered a main highway and will be expanded. Many feeder roads will be expanded.

There will be another meeting about this with the City Council. There is not another public meeting scheduled.

Realistically, how soon can building start? 6 months to a year. They have to design the subdivision. There is another complicating factor: there are 17 different owners. Right now, they only have the consent of 15 and there is litigation associated with the property. They still need to go back to court.

The school district is working with the Water Conservancy to acquire 20 acres for the school North of 2010 West. It is an elementary and an intermediate school They already own property for a High School at Sand Hollow.

Suggest the approval be subject to the termination

CALENDAR

Hurricane Valley Choir Christmas Concert

7 Dec 2019 at 7 pm. FREE! At the Hurricane Fine Arts Center, 92 S 100 W, Hurricane.

Handel's Messiah

15 Dec 2019, 7 pm, Hurricane West Stake Center, 272 S. 700 W. a FREE performance by the Hurricane Messiah Choir and the Southwest Symphony Strings.

Dicken's Festival

4—7 Dec 2019 at the Dixie Convention Center, 1835 S Convention Center Dr, St George.

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

Hurricane Christmas Tree Festival

2 Dec 2019, 6—9 pm, Hurricane Community Center, Tree Lighting

13—14 Dec 2019, Festival

<https://www.hurricanerecreation.com/christmas-tree-festival>

LaVerkin Winterfest

6—7 Dec 2019

<http://www.laverkin.org/winter-fest-information>

Vintage Market Days Home for the Holidays

12—14 Dec 2019. Dixie Convention Center, 1835 S Convention Center Dr, St George.

<https://greaterzion.com/events/vintage-market-days-presents-home-for-the-holidays-2/?occurrence=2019-12-13>

Dixie State University Events can be seen at:

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

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

<https://greaterzion.com/upcoming-events/>

For **Events in Hurricane**, see:

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

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of all litigation.

Motion: Move to send a recommendation of approval to the City Council subject to the resolution of all legal issues with the subject

properties, a termination of the existing development agreement and obtaining consent of all the property owners. Unanimously approved.

FREE KEFIR

My Kefir is very happy and have multiplied so that some need a new home. If you would like some Kefir grains, please contact webmaster@dixiesprings.info

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. Contact webmaster@dixiesprings.info for more info.

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.

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. 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

Input

If you know of any activities in our community, email webmaster@dixiesprings.info for inclusion in the newsletter.

DIXIE SPRINGS STATISTICS

Section	# Lots	# w/houses	Percent
A	225	178	79%
B	231	187	81%
C	274	193	70%
D	204	143	70%
E	259	171	66%
F	111	62	56%
G	86	60	70%
Total	1390	994	72%

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 PARK WORK STARTED

Work has started on the Dixie Springs park. The dog park should be complete by the time you read this newsletter. They have created two areas and one area has a shade structure. If there is anyone that would like to work on agility equipment for the dog park, please email webmaster@dixiesprings.info.

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!

CHRISTMAS CONCERT

Hurricane Valley Choir
Christmas Concert

**In the Hurricane Fine Arts Center
Located at 92 S 100 W**

**December 7, 2019
@ 7:00 p.m.**

*Under the Direction of
June Jeffery &
Camille McCausland*

Free Admission



EVENTS AT SAND HOLLOW

Food Delivery

The Grille at Sand Hollow Resort delivers to Dixie Springs on Friday and Saturday. The menu is at <https://sandhollowresorts.com/wp-content/uploads/2019/07/GrilleFullMenu.pdf>

Outdoor Yoga

At the Sand Hollow Resort Rock Bowl. Every Saturday. Check in at 8:30 am. Yoga at 9:10 am. Bring mats. \$20 for Yoga and Acai Bowl, \$15 for Yoga only. Dixie Springs residents can use the code DIXIE to get yoga for \$10 instead of \$15.

BENEFITTING THE CHILDREN OF
HURRICANE VALLEY SCHOOLS

CHARITY EVENT
DEC 7TH

LIGHT THE NIGHT
AT SAND HOLLOW RESORT ROCK BOWL

5:30-7:30 PM
& 10:00 AM GOLF TOURNAMENT

**HORSE DRAWN CARRIAGE RIDES,
FIREWORKS, SANTA AND MS. CLAUS.**

HORSE DRAWN CARRIAGE RIDES & CAROLING
SANTA & MRS. CLAUS - BONFIRE - S'MORES
HOT CHOCOLATE - ENTERTAINMENT - FIREWORKS

**GOLF TOURNAMENT: \$250 ENTRY FEE FOR 4 PERSON TEAM
LIGHT THE NIGHT: \$20 FAMILY OR \$5 PERSON**

BUY TICKETS AT EVENTBRITE.COM
OR CALL 435-656-4653
TO RESERVE YOUR SPOT!



sandhollowresort.com
5662 West Clubhouse Drive,
Hurricane, UT 84737



Ring In The
NEW YEAR 2020
At Sand Hollow Resort

NEW YEAR'S EVE DINNER
5:30PM – 7:30PM

\$29.99 PER PERSON
FOR PLATED DINNER & PARTY FAVORS

SPECIALITY MENU WITH CHOICE OF
CHICKEN, BEEF OR FISH

RESERVATIONS REQUIRED
CALL 435-656-4653

★ **NEW YEAR'S EVE PARTY** ★

8:30PM – 12:00 AM
ENJOY TACO AND PIZZA BUFFETS
DJ, DANCING, PARTY FAVORS!
\$19.99 PER PERSON

★ **STAY AT THE RESORT** ★

OVERNIGHT ACCOMMODATIONS
AT THE SAND HOLLOW RESORT VILLAS
WITH A LATE CHECK OUT*
PLUS BRUNCH AT THE GRILLE, 11 AM – 2 PM
\$54.99 PER PERSON
*ACCOMMODATIONS BASED ON MINIMUM OF DOUBLE OCCUPANCY

BOOK AT [EVENTBRITE.COM!](http://EVENTBRITE.COM)



sandhollowresort.com
5662 West Clubhouse Drive,
Hurricane, UT 84737

SAND HOLLOW EVENTS



OUTDOOR YOGA

AT THE SAND HOLLOW RESORT ROCK BOWL



EVERY SATURDAY

CHECK IN 8:30 AM

YOGA: 9-10 AM
BRING YOGA MATS

ENJOY ACAI BERRY BOWLS FROM VIRGIN BERRI IN THE ROCK BOWL AFTER CLASS

\$20 FOR YOGA & ACAI BOWL
OR \$15 FOR YOGA ONLY

VISIT [EVENTBRITE](#) TO REGISTER

