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February 2020

Dixie Springs Community Newsletter

www.dixiesprings.info

TEMPORARY WATER SHUTOFF

Progressive Contracting, Inc. would like to put a public notice out for a temporary water shut off for Lewis Circle Monday 2-3-2020 from 7 am to 5 pm.

CHANGE IN ZONING FOR LAND NEAR DIXIE SPRINGS

On 23 Jan 2020, the Hurricane City Council had the following two items on their agenda:

“Consideration and possible approval of a proposed Zoning Map Amendment on 35.94 acres located at approximately 4750 West on the north side of 3150 South Street and west of Sand Hollow Road from RA-1, Residential Agricultural one acre, to R-1-6, Single Family Residential 6,000 sq. ft. lots – Utah State School Trust Lands, applicant, Brett Burgess, agent 6.”

“Consideration and possible approval proposed Zoning Map Amendment on 40.689 acres located at approximately 2800 South on the west side of Sand Hollow Road from RA-1, Residential Agricultural one acre, to R-1-8,

Single Family Residential 8,000 sq. ft. lots – Utah State School Trust Lands, applicant, Brett Burgess, agent”

These changes were first discussed at the Planning and Zoning Meeting on 16 Jan 2020. “The Hollows Development” is the name of the corporation that will be developing a 460 acre parcel. The parcel goes from 3150 S to Turf Sod Road. The west side goes to the ridge. They have a lot of interested builders—about 7. These two pieces are just part of the larger development. They want to have different products in different parts of the parcel. Want to cover all price points.

There were comments from the public at the Planning meeting. Residents from Sand Hollow

ZONE CHANGE (CON'T)

were concerned about the density and the land values. Comments that the lots should be left as an acre. Asked about what the product types will be at what price points. Asked if there should be a master plan before the changes to these two sections. Response: usually change the zoning before the master plan is developed. Response: Early so cannot define the price points. Part of their contract with SITLA is that they have to create CC&Rs. The lot sizes at Sand Hollow are smaller so they feel they the lot sizes are comparable. They have 2 or 3 areas they will be looking at higher density. They saw the high density in Elim Valley and do not want to compete with them. There is a knoll on the project with interesting rock features that should be preserved and they are looking at open space there. They think architecture control is important. Typically, they do not build low end. They cannot give a dollar amount. The prices of homes in the area are going very high. They are not trying to build low end homes. The price point comment refers to different builders at different price points.

The 6,000 ft² zoning was the main issue—people felt the density was too high.

People wanted to know where the project is going. Will it be developed in small pieces or will there be one master plan? Traffic will be impacted. Will there be rental restrictions? What will be the pricing? There are more questions than just this zoning approval for two small sections. Keep the size at 1 acre.

Response: Modifying the zoning keeps the area in compliance with the General Plan.

Question: Are these single story homes or

multiple story? Response: That information is not available until they provide a plan. This is just a zone change.

In the Planning meeting, there was a lot of discussion about the 6,000 ft² lots. The builder wanted 7,000 ft² lots but were OK with going to 8,000 ft² lots if the average is 8,000 ft².

The Planning Commission recommended approval with 8,000 ft² lots.

1. The 35.94 acre section. See page 4 for the map.

The request is to change the zoning from RA-1 (1 house per acre) to R-1-6 (6,000 ft² lots).

The property is a portion of large Land Trust lands that run between Turf Sod Road and 3150 South Street on the west of Sand Hollow Road. All of the parcels surrounding it are currently vacant. The applicant has a master plan for all of the property but the remainder of the property does not meet the current General Plan designation. Under the current zoning, approximately thirty 1-acre lots with roads servicing them could be developed. Under the proposed zoning, approximately 209 residential lots with accompanying road could be developed. For comparison, the Retreat at Sand Hollow is 30.56 acres and contains 124 lots.

The lots in the retreat are 7,000 to 9,000 ft². The lots in Dixie Springs are 10,000 to 12,000 ft². The Dunes at Sand Hollow are 7,000 to 13,000 ft² lots.

2. The 40.698 acre section. See page 5 for the map.

The request is to change the zoning from RA-1 (1

ZONE CHANGE (CON'T)

house per acre) to R-1-8 (8,000 ft² lots).

Under the proposed zoning, approximately 177 residential lots with accompanying roads could be developed. For comparison, the Dixie Springs Plat A includes 72.76 acres and contains 224 lots.

City Council discussion:

The Planning Commission recommended approval at an 8,000 ft² minimum lot (R-1-8).

The 35 acre lot was discussed first. They did a development lease with SITLA for a 460 plus acre piece. They were awarded the lease about 6 months ago. They are still working on a master plan for the entire piece. The developer will try and give many options for the housing that is offered so they can have more buyer pools and builders are not competing with each other.

They considered Sand Hollow in the planning. They compared to the homes in Sand Hollow—but the homes they compared with are vacation homes. They are OK with R-1-8, since they can have some lots that are 20% under, but then they have to have larger lots to get to the average of 8,000 ft² lots.

The residential development is in compliance with the general plan. There was an issue with ground water in the area. After a rain, there was standing water in the area and they will need to investigate.

In their agreement with SITLA, they have to create their own planned development for the whole site and they have to have CC&Rs and architectural control.

In the area near the road, they plan to bring in vacation rentals in the intersection between Dixie Springs Drive and Sand Hollow road

across the street from Dixie Springs. They feel Sand Hollow Road will be higher traffic. They plan on putting parks and recreation areas in the development. They feel it is a high end area. Sand Hollow rentals are at a higher density than they are planning.

They are looking at a zone change right now—not at the design of the development and the homes. The public will be able to comment on the design of the development as it progresses.

There is concern about traffic and the size of the roads. There is concern about the lowering of values in Sand Hollow. The lot size is compatible with the area.

In the two initial zone changing requests, the homes will be single family.

They have the land north of where Dixie Springs Drive hits the open land, and they are planning to develop that area. In 6 months, they plan to bring to bring in a plan for that area.

In between the east property and Sand Hollow Road is property they plan to put nightly rentals in.

They plan on adding open spaces where the rock outcroppings are.

They changed the request to change to R-1-8 instead of R-1-6.

The City Council approved the change in zoning. Passed. They also approved the change in zoning to the second lot. Passed. Both areas are approved for R-1-8 zoning.

ZONING CHANGE MAPS



Title

35.9
acres
12-1-6



WGS_1984_Web_Mercator_Auxiliary_Sphere



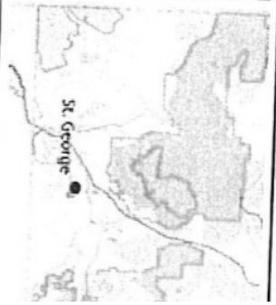
DISCLAIMER: The information shown on this map was compiled from different GIS sources. The land uses and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible for any claims, losses or damages resulting from the use of this map.



Notes

Legend

- Parcels
- Ownership**
 - U.S. Forest Service
 - U.S. Forest Service Wilderness
 - Bureau of Land Management
 - Bureau of Land Management Wild
 - National Park Service
 - Shivwits Reservation
 - Utah Division of Wildlife Resources
 - Utah Division of Transportation
 - State Park
 - State of Utah
 - Washington County
 - Municipally Owned
 - School District
 - Privately Owned
 - Water
 - Water Conservancy District
 - State Assessed Oil and Gas
 - Mining Claim



ZONING CHANGE MAPS

36.94 Acres
R-1-b

Location Map
Title
40.68 acres
R-1-8



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1,504.7 762.33 1,504.7 Feet
WGS_1984_Web_Mercator_Auxiliary_Sphere

CALENDAR

West Village Framers Market

5 Feb. First Wednesday of each month.

214 N. 1000 E, St George.

Come enjoy the funky west village atmosphere and support our local farmers, bakers, and artisans at our new indoor year-round market! Grab a drink, listen to music, do your grocery shopping, and pick up dinner at what is sure to become your new favorite hump day tradition.

St George Area Parade of Homes

14—23 Feb 2020.

The 2020 St. George Area Parade of Homes is no ordinary Parade. It is the largest Parade in the state featuring 30 new homes full of the extraordinary.

This event has a long-standing tradition of displaying a variety of spectacular homes and introducing exciting new trends to attendees across the state. The homes are set among breathtaking landscapes only found in Southern Utah.

<https://paradehomes.com/web/>

Kayenta Feb Art Festival

15—16 Jan 2020, 10—5

Kayenta Art Village, 851 Coyote Gulch Ct, Ivins, UT 84738

The Kayenta Art Village presents a small, intimate art festival that showcases fine art, home decor, jewelry, design and art inspiration.

Celebrate Womens Expo

21—22 Jan 2020

Bring your friends and enjoy great shopping, health and beauty tips, financial, medical, and educational exhibits. Plus a fashion show!

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

Winter Round Up

Friday, 21 Feb 2020, 6 pm to 8:30 pm

Dixie Sunbowl, 150 S 400 E, St George.

The first annual Winter Round-up Series Rodeo will be held at the Historic Dixie Sunbowl in St. George Utah! All rodeo events also including Ranch Bronc, Break Away Roping, and Mutton Busting. Rocky Mountain Professional Rodeo Association.

Nickle Peak Bluegrass at the Tabernacle

21 Feb 2020, 7 pm to 8 pm. Free. 18 S Main Street, St George.

Enjoy an evening with Nickle Peak Bluegrass performing their hit show; Orange Blossom Special.

Dixie State University Events can be seen at:

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

[MasterCalendar.aspx](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/>

DIXIE SPRINGS YEAR IN REVIEW

This is our fourth year in review.

184 homes were built in 2016.

156 homes in 2017.

118 homes in 2018.

96 homes in 2019.

The building is slowing down but still quite significant.

There have been 554 homes built in 4 years.

Be sure to welcome all the new neighbors and make them feel part of this great community. Ask them if they would like to receive the newsletter and if so, have them send their name, email and lot number to webmaster@dixiesprings.info

Section	# Lots	# w/houses 1/2019	Percent 1/2019	# w/houses 1/2020	Percent 1/2020	# Increase in Last Year
A	225	173	77%	180	80%	7
B	231	175	76%	187	81%	12
C	274	169	62%	196	72%	27
D	204	133	65%	149	73%	16
E	259	150	58%	172	66%	22
F	111	53	48%	63	57%	10
G	86	59	69%	61	71%	2
Total	1390	912	66%	1008	73%	96

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	180	80%
B	231	187	81%
C	274	196	72%
D	204	149	73%
E	259	172	66%
F	111	63	57%
G	86	61	73%
Total	1390	1008	73%

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 DOG PARK AGILITY EQUIPMENT

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!

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>

Taco Tuesday

11 am to 9 pm at the Grille

Paint Night

Every other Monday night starting at 6:30 pm for 21+ paint night hosted by YayMaker.

6 and 20 Jan, 3 Feb 2020.



FRIDAY FEBRUARY 7th
6:00 PM - 10:00 PM

GLOW PARTY

Hot Air Balloon glows

Rock crawling demos by
Mad Moose Rentals

Food trucks

FREE ADMISSION
PARKING \$10.00 PER CAR

LIMITED PARKING AVAILABLE FRIDAY AND SATURDAY

SATURDAY ONLY:

Receive 2 tethered balloon ride tickets with paid parking! (limited availability)

SATURDAY FEBRUARY 8th
7:00 AM - 2:00 PM

7AM - 9 AM Waffle Love Breakfast Party

7 AM - 9:30 AM Hot Air Balloon Rides
and Sunrise Launch

9 AM - 1 PM Tethered Balloon Rides

10 AM Hot Air Balloon Prize Drop with
Cherry Creek Radio

12 PM - 2 PM Helicopters from SUU
RC Aircraft Demonstrations
BBQ Lunch with Sand Hollow Resort

SUNDAY FEBRUARY 9th

7:00 AM Sunrise Launch

SKYFEST OVERNIGHT ADVENTURE PACKAGE ONLY \$299*

One Night's Stay at Sand Hollow Resort
and a hot air balloon ride for 2

Call Today to Reserve! 435-656-4653

*limited availability. Rate listed includes Jr Suite. Balloon launch
based on weather permitting. No refunds issued.



sandhollowresort.com
5662 West Clubhouse Drive
Hurricane, UT 84737