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**March 2020**

# *Dixie Springs Community Newsletter*

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

## **DIXIE SPRINGS COMMUNITY GARAGE SALE**

Dates: 15 – 16 May 2020, 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 1st. 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).

## **CHANGE IN ZONING FOR LAND NEAR DIXIE SPRINGS**

13 Feb 2020 Planning Commission

“A General Plan map amendment request on 26.7 acres located at approximately 2900 S. Sand Hollow Road from Single Family Residential up to 8 units per acre to MultiResidential types;

7.196 acres located at approximately 2800 S. Sand Hollow Road from Single Family Residential up to 8 units per acre to Commercial; and 16.8 acres from Single Family Residential up to 4 units per acre to Single Family Residential up to 8 units per acre located at a future west extension of Dixie Springs

## ZONE CHANGE (CON'T)

Drive at approximately 5140 West”

Public comment period. Took comments but no action on this tonight. The applicant could not be there. The city clarified that the area that is multi-family is intended to be a resort area and not a residential area.

Question: Is there a plan? Response: There is no plan yet. Q: Is there is a need for more vacation rentals? What is the business area be used for?

A: It is a general plan amendment. It does not get into the specifics of exactly what industry will be in the commercial area, for example.

Residents of Sand Hollow spoke that they are not for high density or commercial. Do not think the roads can handle the traffic. The Transit Expo reps said there were no plans to expand Sand Hollow Road.

Response: If there is an approval, the road would probably have to be expanded in front of the development. It would not help the traffic on all of Sand Hollow Road—just where the development is.

The next step: there is a second public hearing on 26 Feb. This is when the Commission votes. Then it is sent to the City Council and they will have a public hearing and make a decision.

13 Feb 2020 Planning Commission

The documents on the requested change and the staff response to the change can be found at this link:

<http://www.dixiesprings.info/docs/20200226PlanningAndZoningDocs.pdf>

There is a lot of information in that document, but some items are of note:

This change will cause the intersection of Sand Hollow Road and Dixie Springs Drive to be a major intersection because that is where they are requesting 7.1 acres of commercial land. Improvements will need to be made to the road.

In that document are emails that were sent in opposition to the zoning change.

Public hearing at the meeting:

The developer spoke first:

Sand Hollow will be a wide road at 100+ feet. This takes some land from this parcel. He is bringing in Cole West homes as a partner. He feels the product is a little different than what is out there. It is the same product they built around Coral Canyon multi-family dwellings. These will not be low end homes. For the commercial area, they are talking about flat roofs. A village concept with different restaurant pads and commercial stores. The multi-family dwellings are planning to be about 6 to 6.5 units per acre—the homes will not be stacked on top of each other.

People spoke in opposition:

Coral Canyon has stopped construction because there are too many vacation rentals in the area. There are also many hotels and RV parks. There are new ones in LaVerkin and Apple Valley. This area cannot support any more vacation rentals.

Sand Hollow residents: they like the open area feel. Concerned about the dark skies. Traffic jams. Concern about changing the general plan without careful deliberation. The City should not be concerned about making money for the developer but should be concerned about the citizens.

Comments from Commission: Commission

## ZONE CHANGE (CON'T)

members are your neighbors and are trying to balance developer rights and the needs of the people in the City. They do have to follow the general plan.

Developer talked:

They will work with the Dark Sky to the best of their ability but they have to balance that with public safety. They will have to increase the width of Sand Hollow Road by getting turn lanes into the development. They want the vacation rentals there because of the location. If the location is right, the vacation rentals will fill up. In the Ledges development, they intermixed single family residential with vacation rentals and it worked. High density on a high volume road made sense.

Commissioners:

At almost every meeting, people are asking for a General Plan Amendment change. In a few weeks, they will be working on the General Plan for the entire city. Concerned it make be premature of making a change before the General Plan Amendment change is complete. The General Plan Amendment process solicits input from the Community. Therefore, there was a recommendation to table this change until the General Plan is changed. The General Plan is a process that goes to the City Council and be approved. There will be community events where you can provide input on the proposed changes. The process will start in about a month and be complete sometime in November.

There are Dark Skies rules and they will be part of the development agreements. Talk to your representative on the City Council so they know

your feelings about the Dark Skies rules.

Comment that they cannot put off all changes to the General Plan until the Amendment Process is complete. That would delay the project almost a year. The General Plan is amended about every 7 years.

The issue is if they continue to do piecemeal changes to the General Plan until the completed plan until November, you risk approving changes that are incompatible with the General Plan.

The General Plan is constantly evolving so each request needs to be considered based on its merits.

Mr. Ballard. Consider if we were having the same discussion about not making changes and allowing more development 20 years ago, would the people protesting this change even be here? Like it or not, southern Utah has been discovered. He does not think we can make decisions based on whether or not the development will be a failure. He personally would like it a lot less crowded than it is.

Chris—lives in Dixie Springs. Have they considered moving the commercial from Dixie Springs Blvd to the southern end to alleviate the traffic and take it away from the residential area with the light pollution and the noise? Response: yes, they can consider it. They looked at the road master plan and saw the road that goes up the hill on the east side of Dixie Springs and saw that the Dixie Springs Drive intersection will be a busy one. They are concerned with ground water issues in other areas. They have to do an archeological clearance and they are looking for sites. Their land goes past the power lines at the

## ZONE CHANGE (CON'T)

north of Dixie Springs and hits Turf Sod Road, to Sand Hollow in the south. They are starting with the area between Dixie Springs Drive and south to Sand Hollow.

Another commissioner thinks the commercial in that area makes sense.

If they are approved, they will need to come back to recommend a specific type of commercial zone.

There are a number of members missing because they are at a training meeting. Should they wait for a decision?

Moved that they approve the changes. It was approved with one against.

This is a recommendation that goes to the City Council at the next meeting. The final approval comes from the City Council. The public can protest this at the first city council meeting in March.

City Council Meeting on 20 Feb 2020

Southern Parkway Project. About a \$75 million project. Starts 9 Mar. Will be closing Sand Hollow Road and 3000 South. They can keep it closed for 245 days in the contract but they will push for 6 months.

Consideration and possible approval of a preliminary plat for Southern Shores, a 56 lot

single family subdivision containing a 28 acre private ski lake and two private 7,000 sq. ft. cable lakes with private roads – Southern Shores Development, applicant.

This is a development that is east of Dixie Springs on the bluff. The plat map is on page 5 and the location is shown on page 6.

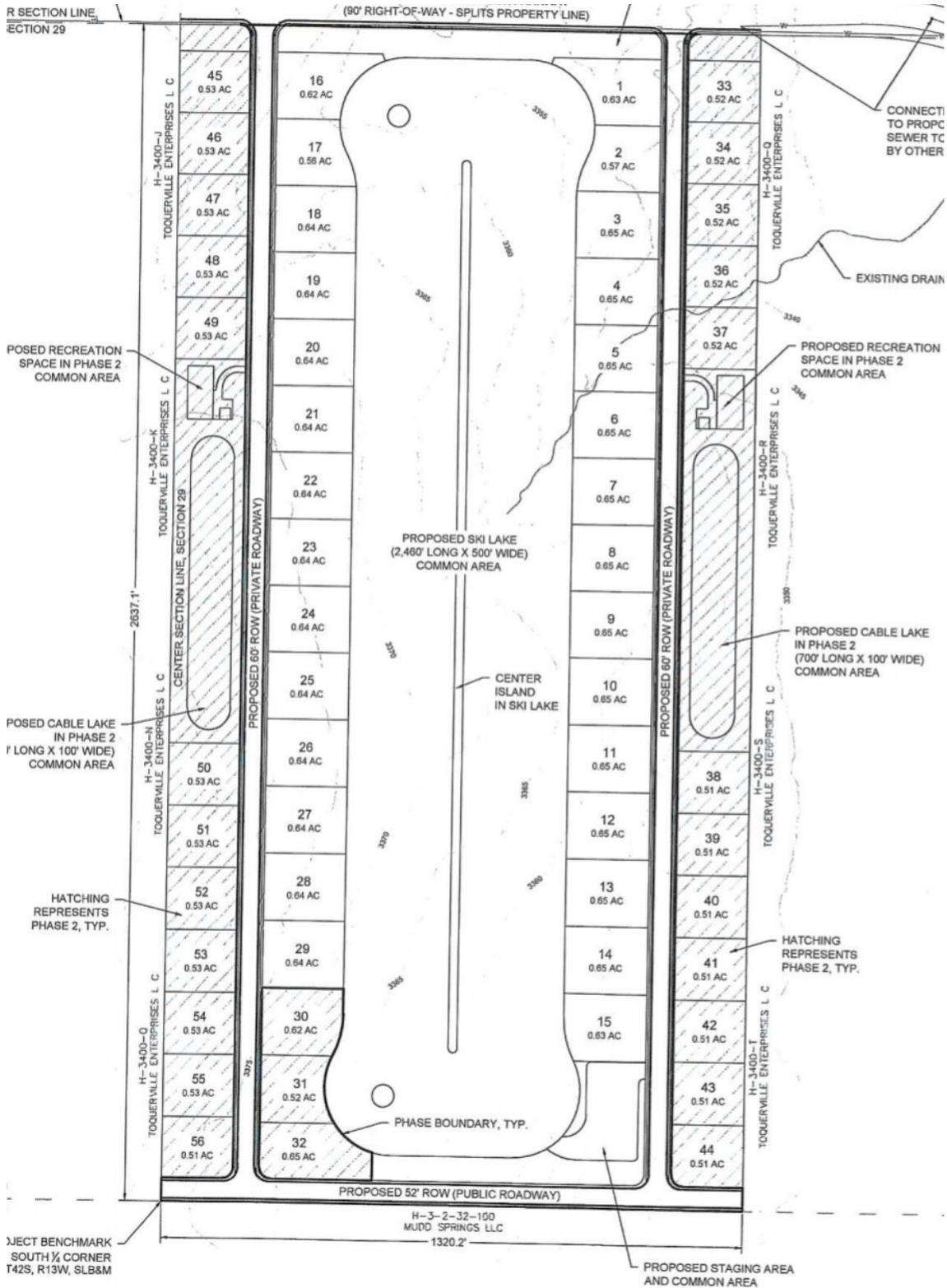
They tried the concept a years ago, and they moved to another piece of property. This property does not have the collapsible soil that the previous site had. The soil at the current site has been tested. 2/3rds of the water rights have been acquired and they will not fill the lake until all the rights have been acquired. The planning commission recommended is approval. The development is gated around the entire community because of the water safety issue.

The City Council approved it.

The St George News reported that the developed is projected to start this fall. It will have one large lake and two smaller lakes. 32 of the 52 lots will be 3/4 acres lots around the shoreline with their own boat docks and a boat house with a hydraulic lift. These lots will be cost about \$500,000. The other 20 lots will be 1/2 acre and will priced around \$300,000. The lakes are planned to be filled by the spring of 2021.

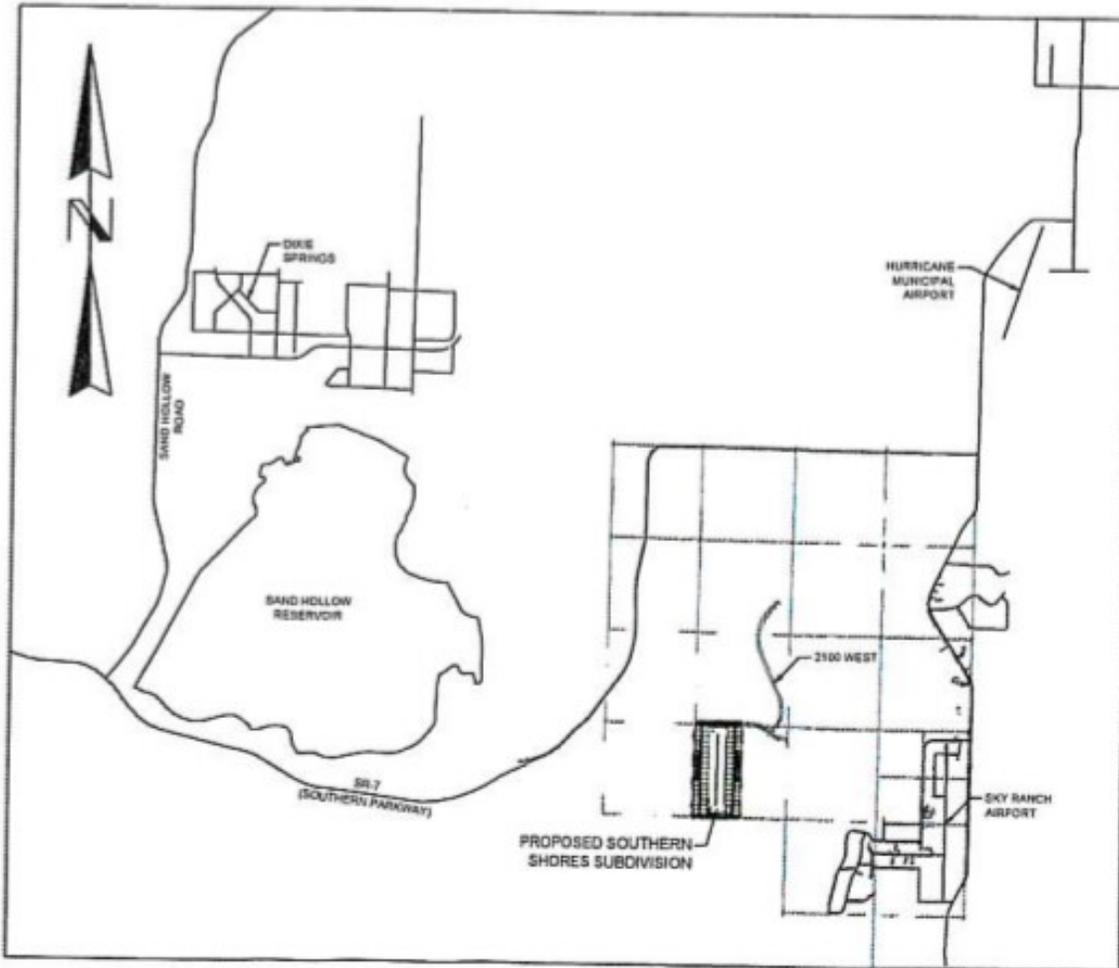
# ZONE CHANGE (CON'T)

## Southern Shores site map



**ZONE CHANGE (CON'T)**

Southern Shores location



VICINITY MAP

PROJECT	SOUTHERN SHORES SKI LAKE	DATE	1/27/20	DRAWN	
CLIENT					

## DIXIE SPRINGS ARCHITECTURAL CONTROL COMMITTEE (ACC) ELECTION

The mailing for the ACC election has gone to each lot owner in Dixie Springs. The mailing was sent to the address on record in Washington County. This is the address your property tax invoices are sent to.

The three positions on the Dixie Springs ACC board are up for election in 2020. The term of office is 2 years.

The duties of the ACC are defined in the CC&Rs. You can read the CC&Rs on the ACC web site in the "Information" page. The overall roles of the ACC is to approve all new building and changes to existing buildings, and enforce the CC&Rs.

Anyone that would like to run for one of the board positions will need to submit information that will be placed on the "Elections" page of the Dixie Springs ACC web site.

Please help your community by being on the ACC!

In order to be considered for the election, please submit the following:

- Full name
- Lot number(s)
- Why you would like to be on the board
- What you would like to do when on the board
- Why people should vote for you.

The submittal cannot be over 250 words. The submittals must be cordial. Submit the nomination one of three ways:

- By email to [acc@dixiespringsacc.org](mailto:acc@dixiespringsacc.org)
- By mail to Dixie Springs ACC, PO Box 358, Hurricane UT 84737

- Placed into the Dixie Springs ACC box at the corner of Wilson and Dixie Springs Drive that has been put there for ballots and nominees

The nominations must be received no later than 15 Apr 2020. Nominees will be placed on the "Election" page of the ACC web site.

Each Lot Owner shall be entitled to one vote per Lot owned.

Fill out the Ballot sheet. The sheet must be completely filled out and signed in order to be valid. Your lot number(s) are printed on labels attached to the bottom of the ballot.

Write in one to three names from the list of nominees in the "Election" page of the ACC web site. Please write clearly.

The votes must be received by 31 May 2020 to be valid. The vote can be submitted one of two ways:

- By mail to Dixie Springs ACC, PO Box 358, Hurricane UT 84737
- Placed into the Dixie Springs ACC box at the corner of Wilson and Dixie Springs Drive that has been put there for ballots and nominees

The three people with the highest number of votes will be elected to the board. The results of the Election will be posted on the "Election" page of the ACC web site.

In the mailing is a ballot. The ballot has a label for each lot you own so you do not have to remember your lot numbers.

## CALENDAR

### West Village Farmers Market

4 Mar. 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.

### Sears Dixie Invitational Art Show and Sale

15 Feb—31 Mar 2020. DSU Eccles Fine Arts Center

The DSU Sears Art Museum is proud to present its 33rd Annual Dixie Invitational. This popular regional exhibit features more than 100 professional artists and over 200 paintings. A portion of all art sales goes to help fund another year of free events and shows.

### Soup and Bowl Fundraiser

6 Mar 2020, 11 am to 1 pm. St George Art Museum

For \$20 you get a beautiful hand-made ceramic bowl, tasty lunch, and Art Museum admission. Plus Silent Auction, \$5 grab bag bowls, drawings and live music. Advance tickets at the Art Museum.

435-627-4525

### St George Street Fest

Friday 6 Mar 2020, 6 pm to 11:55 pm. Free. Town Square Park, 505 Main Street in St George.

Tabernacle Street & Green Gate Village come ALIVE every First Friday, March thru December as St George Streetfest takes over historic downtown St. George! Great food, great music!

### Mallfest

Friday, 13 Mar 2020, free, Red Cliffs Mall

Every 2nd Friday at the Red Cliffs Mall there will be arts and crafts vendors, beer and wine garden, food trucks, bounce houses, slides, obstacle courses for the kids, and live music.

### Tri-State ATV Jamboree

18-21 Mar 2020, Washington County Legacy Park

Spend three fun-filled days in southwest Utah and northwest Arizona on some of the most scenic trails in the West. All rides are led by experienced guides who not only know the trails, but also the history of the area and key points of interest. The rides are great, but the food, fun, prizes, vendors and the friendships developed among the attendees are a close second.

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

### 10th Annual Hurricane Mountain Bike Festival

28 Mar 2020, 9 am to 3 pm, Hurricane Community Center

Riding bikes and having fun is what this festival is all about. There will be live bands, Utah-brews beer garden, Western Style Contests, Fashion shows, log pull contests, Dutch oven dinner, BBQs, lots of rad prizes and a chance to ride the industry's best demo bikes.

**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/>

## 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](mailto: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](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).

### 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](mailto:Jopj888@msn.com), 801-455-2988

### Input

If you know of any activities in our community, email [webmaster@dixiesprings.info](mailto:webmaster@dixiesprings.info) for inclusion in the newsletter.

## DIXIE SPRINGS STATISTICS

Section	# Lots	# w/houses	Percent
A	225	180	80%
B	231	188	81%
C	274	199	73%
D	204	150	74%
E	259	172	66%
F	111	65	59%
G	86	62	72%
Total	1390	1016	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](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 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](mailto: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 counsel 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>

### Golf Tournament

Neighborhood Connection is hosting their second annual golf tournament on Monday May 18th. We will play 18 holes on the Championship course.

Neighborhood Connection provides weekend

"pantry packs" to elementary school children who qualify for subsidized school meals. These children may not have a home or parents who can provide regular meals over the weekends. Our "pantry packs" are filled with enough shelf stable, child-friendly food for 2 breakfasts, 2 lunches and several snacks. No child should have to deal with the stress of food insecurity.

Each "pantry pack" costs \$3.00 and we distribute 400 + packs every Friday school is in session. Your help and support means a great deal to these children.

**Neighborhood CONNECTION**  
2ND ANNUAL  
**GOLF TOURNAMENT**

**MONDAY MAY 18, 2020**  
**Sand Hollow Golf Course**  
**8 AM with a Shotgun Start**

4 Person Scramble on the Championship Course  
Prize for 1st place men, women, & mixed teams

Presented by the  
Golf Course at  
**Sand Hollow RESORT**

**\$100 Per Person**

Includes 18 holes, cart, and a luncheon following play

*Please Register By May 4th, 2020*

Team Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

#1 Name: \_\_\_\_\_ Email: \_\_\_\_\_

#2 Name: \_\_\_\_\_ Email: \_\_\_\_\_

#3 Name: \_\_\_\_\_ Email: \_\_\_\_\_

#4 Name: \_\_\_\_\_ Email: \_\_\_\_\_

**Drawings For:** Free rounds of golf at top area courses & many other prizes.

**Prizes For:** Men's, Women's, & Mixed Team Scores, Closest to Pin, & Long Drive for Men & Women.

Please enter as a four person team (one entry form per team). Include check for \$400 made payable to "Neighborhood Connection". Return Form by email or mail to:

Neighborhood Connection P.O. Box 140, Santa Clara, UT 84765

For questions or information contact Nick Bujanovich: (206) 618-0202 or [ndbuj1947@gmail.com](mailto:ndbuj1947@gmail.com)

[www.neighborhoodconnection.net](http://www.neighborhoodconnection.net)