



**In this issue:**

ACC Board	1
SR-7 Extension Information	1-2
Security Information	2
Hurricane Planning Comm/City Council	3-7
Calendar	8
Activities/Lot Count	9
Section Captains/Community Fund/Help Wanted	10
Sand Hollow Events/Loyalty Program	11-12

**July 2020**

# *Dixie Springs Community Newsletter*

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

## **DIXIE SPRINGS ACC BOARD**

Congratulations to the new Dixie Springs ACC Board! The following people have been elected to the board:

- Nancy Russell
- Debbie Hohenstein

Dale Patrick

The ACC has published their first newsletter. You can access it at:

<http://dixiespringsacc.org/Newsletter/202007ACCNewsletter.pdf>

## **SR-7 EXTENSION INFORMATION**

Monthly Construction Status Notification  
6/30/2020

### **OVERVIEW**

- American Civil Constructors is continuing earth moving operations and is currently on schedule with the SR-7 (Southern Parkway); Sand Hollow to SR-9 Project.
- Anticipated hours of construction will continue to be from 4:00 a.m. to 10:00 p.m., Monday through Saturday.
- Safety is a priority. Please use caution when

traveling along SR-9. Also, as a reminder that entrance into all work areas is prohibited to the public.

- Due to construction on the Southern Parkway and adjoining Hurricane City project, Sand Hollow Road is closed from the 4300 West intersection, south and east of the reservoir, up to the intersection of 1100 West and 3000 South. The asphalt has been removed through this portion of the project. This section of road will be closed for construction through Mid-January 2021. The Southern Parkway remains open west of the

## SR-7 EXTENSION INFORMATION (CON'T)

reservoir toward Washington City and the Saint George Regional Airport.

- Concrete is currently being placed for the new SR-9 overpass, 3000 West overpass and the 4300 West overpass. Each is at different phases of construction
- Earthwork operations continue along Sand Hollow Road. With excavation and placement of earth fill materials along the entire length of the project.

### WHAT TO EXPECT

- A temporary alternate access has been constructed to enter the Canyon RV Park at 2600 West, North of Quality Inn Hotel. 2770 West Street will be closed for this phase of construction

to safely accommodate construction of the new interchange.

- Concrete trucks entering the project along SR-9 at both the SR-9 intersection and the 4300 West Bridge, please use caution.
- Minimal blasting will continue through the month of July.

Randy Guymon

Public Involvement Office Hours: 8:00 a.m. – 5:00 p.m.

Phone: (435) 986-0566

Email: [southernparkway@utah.gov](mailto:southernparkway@utah.gov).

Project Website: [www.udot.utah.gov/southernparkway](http://www.udot.utah.gov/southernparkway)



Road Construction of future Sand Hollow Road, Embankment Operations.

## DIXIE SPRINGS SECURITY INFORMATION

Recently a number of residents have been finding their outside garage door keypads with the lid flipped up indicating that someone had been tampering with them. One person said their camera system saw someone around 10:30 PM wearing a hoodie and messing with their garage door keypad.

Either way if anyone see's any kind of activity like this taking place, call the Hurricane police and file a report. Trying to open someone's garage door is considered attempted burglary.

One of the builders stated that sometimes people use the four digits of their address as their code which is not a good idea.

## PLANNING COMMISSION/CITY COUNCIL

24 June 2020, Planning Commission

Consideration and possible approval of a Conditional Use Permit Application for an accessory building that is taller than the maximum permitted height located at 2559 S Gritton St. Joe Probst Applicant. (lot B78)

11 June 2020, Planning Commission

A zoning map amendment request on 120 acres located at the south end of the unfinished 2100 West south of 3000 South at approximately 2400 West from R-1-10, Single Family Residential, 6,000 square feet lots, to 40 acres of RR, Recreational Resort to allow 120 vacation rental units, and 80 acres of R-1-6, Single Family Residential, 6,000 square feet lots.

This is on the hill to the east of Sand Hollow reservoir. See the page following this discussion for the map.

14 May 2020 Planning Commission

Consideration and possible recommendation to the City Council on a proposed preliminary plat (Desert Sands) located at 3000 South Sand Hollow Road, The Hollows, LLC applicant, Brett Burgess agent.

See the pages following this discussion for the map. This is part of the development that is near the intersection of Sand Hollow Road and Dixie Springs Drive. It is a residential subdivision with 289 lots. It is zoned R-1-8. The lots are an average of 8,000 ft<sup>2</sup>. In comparison, Dixie Springs lots are 10,000 ft<sup>2</sup>.

Commission discussion: There were staff comments that they think they were able to address. There is a second access to the

subdivision that was added. There will be two builders in the subdivision. Add a 10 foot wide trail from Dixie Springs Drive to connect to Sand Hollow Road. They will be doing a traffic impact study. Need to update the Sand Hollow Road cross-section to meet the new standard. There will be a 106 foot right-of-way build out on Sand Hollow Road.

It was approved by the Planning Commission.

21 May 2020 City Council Meeting

Consideration and possible approval of a preliminary plat (Desert Sands) located at 3000 South Sand Hollow Road—The Hollows, LLC applicant, Brett Burgess agent.

There will be commercial on the corner near Sand Hollow Road. The piece they are developing is to the west of the commercial area that is zoned for single family homes.

There is an issue with shallow ground water. There should be no basements. The developer has a soils report. There is bedrock about 4 to 5 feet down. No ground water was found under this area they are developing.

The mayor is concerned about the ground water and he went on record that he does not want any basements in that area.

The development was approved.

18 June 2020 City Council Minutes

Consideration and possible approval of a General Plan Map Amendment on 26.7 acres located at approximately 2900 S Sand Hollow Road from Single Family Residential up to 8 units per acre to Multi-Residential types; 7.196 acres located at

## PLANNING COMMISSION/CITY COUNCIL (CON'T)

approximately 2800 S Sand Hollow Road from Single Family Residential 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 Drive at approximately 5300 West—Utah State School Trust Lands, applicant, Brett Burgess, agent.

Agenda change: The developer wants to change the zoning for the 26.7 acres from single family to multi-family. Requested that the change for 26.7 acres not be considered at this meeting. This portion was tabled.

Public comments: It started out with low density and the density keeps increasing. The planning commission recommended approval in Jan 2020.

The general plan is being amended and should be completed in Jan/Feb. This change should not be made until the general plan amendment is completed.

There should be a reason for a change in the general plan. There is no obvious reason for this change. The commercial is planned for the downtown area and not the area being proposed.

A person supported it—wants shopping closer.

Traffic is already a problem. Weekends and holidays are very bad. Consider the night sky visibility. The current streets are not adequate. You cannot walk safely.

The streets are backed up with people trying to get into the Sand Hollow Reservoir. Increased commercial and residential will put a strain on an already crowded street.

The tabling of the 26.7 acres is a problem. Why

does it keep on being tabled? There are too many nightly rentals already in the area.

There is property south of this land that is designated for schools and recreation area.

Why have R-8 right in the middle of R-10? (R-8 are smaller lots than R-10). There is no room for more nightly rentals. The Sand Hollow rentals are only running about 40% rented.

The applicant talked. They decided to table the 26 acres. Initially, they were not planning a lot of commercial property but people complain about having to go to SR9 for everything. In the road master plan, there are 5 lanes with a turn lane. It is the same plan for Sand Hollow Road—the road is planned to be 106 feet wide. They have 160 acres that they will be developing. Their frontage on Sand Hollow road is about 1.5 miles. He thinks people going to Sand Hollow will take a pit stop at commercial properties. They plan on using hooded lights. No intent to put in an RV park and mobile homes. Cole West Homes is interested in the development. There will be a minimum number of full time residents. Something like they built at the Ledges—flat roof properties in earth tones. The north end of the property has significant rock outcroppings. They want to spend time in designing around these rock features. Maybe parkscape.

Resident: Who owns the property? There is 18 year joint venture agreement on SITLA.

The road is very busy and he does not care if someone can fill up with gas just before Sand Hollow. He does not want overnight people in the area.

He brought into a residential area and wants to

## PLANNING COMMISSION/CITY COUNCIL (CON'T)

keep it that way.

Resident of Sand Hollow has a boat but has only been at Sand Hollow reservoir one time because it is too crowded. People are parked on the side of the road. They are leaving garbage and carving in the rocks. The lake and the roads are not big enough to handle the number of people they are trying to put into this development.

Comment on the Cole West piece. Nice looking homes. Expensive homes. Large homes that can hold up to 20 people at a time. People bring their toys. The renters are parking in the streets. Can barely get down the streets.

Mayor comments: Sand Hollow needs to be a 4 lane road. Should not add any more traffic in the area until the infrastructure is there. He thinks R4 is really dense for that area. He does not want to spend the money to replan and does not any more than 8 per acre in that whole area. He agrees with the problems that will occur with the higher density. He does not want to make another parking problem. Until they solve the traffic problems, he does not want to cause them to be worse.

Discussion about the road. Good place for commercial but there is the issue that when people purchase property, they know that the zoning is a certain way. So she understands the concern about having commercial property where there not supposed to be commercial property. The city should not be changing the zoning every time a developer comes in.

All of the land in Sand Hollow used to be lot sizes of 1 acre. If the zoning was not changed, the people in Sand Hollow would not be there.

There are a lot of areas being developed along Sand Hollow Road already.

One is inclined not to approve. We have a tendency to approve these developments but we are not keeping up with the infrastructure. They need to improve the infrastructure before approving any more developments. We also need to look at the police department, fire department, parks department, etc. For example, the parks development has the same number of people they had many years ago. There are 7,000 homes in Elam Valley. There is the Copper Rock development. The roads cannot handle the developments that have been approved.

Infrastructure is a chicken and egg problem. The traffic is needed before the infrastructure comes. How is the infrastructure paid for. The developers should have pay for infrastructure updates.

The pavement on Sand Hollow road is degrading—there is too much traffic on the road. The road is connecting two highways. The City should lobby the state legislators to get help with Sand Hollow Road because of the traffic due to the reservoir. Need a traffic impact study.

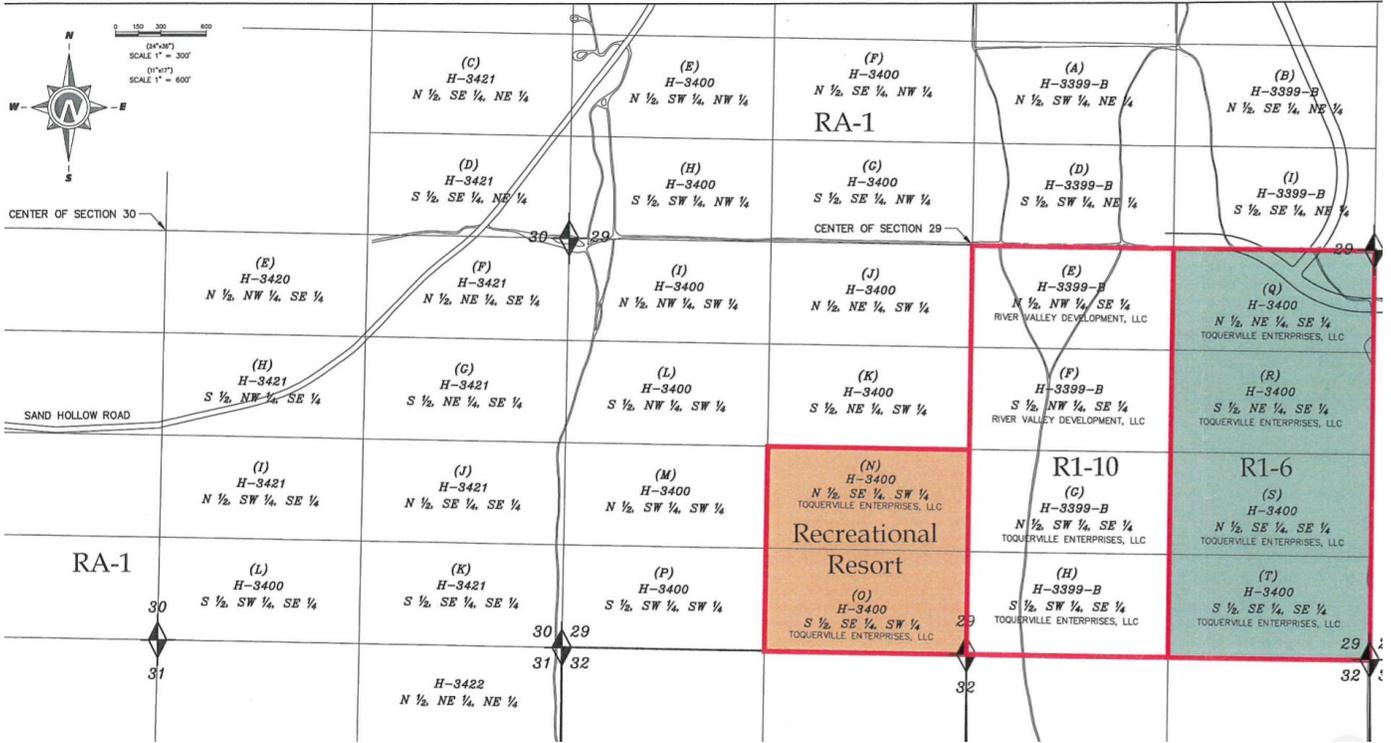
A motion was made to deny both zoning changes. It was not seconded.

The two zoning changes were then voted separately.

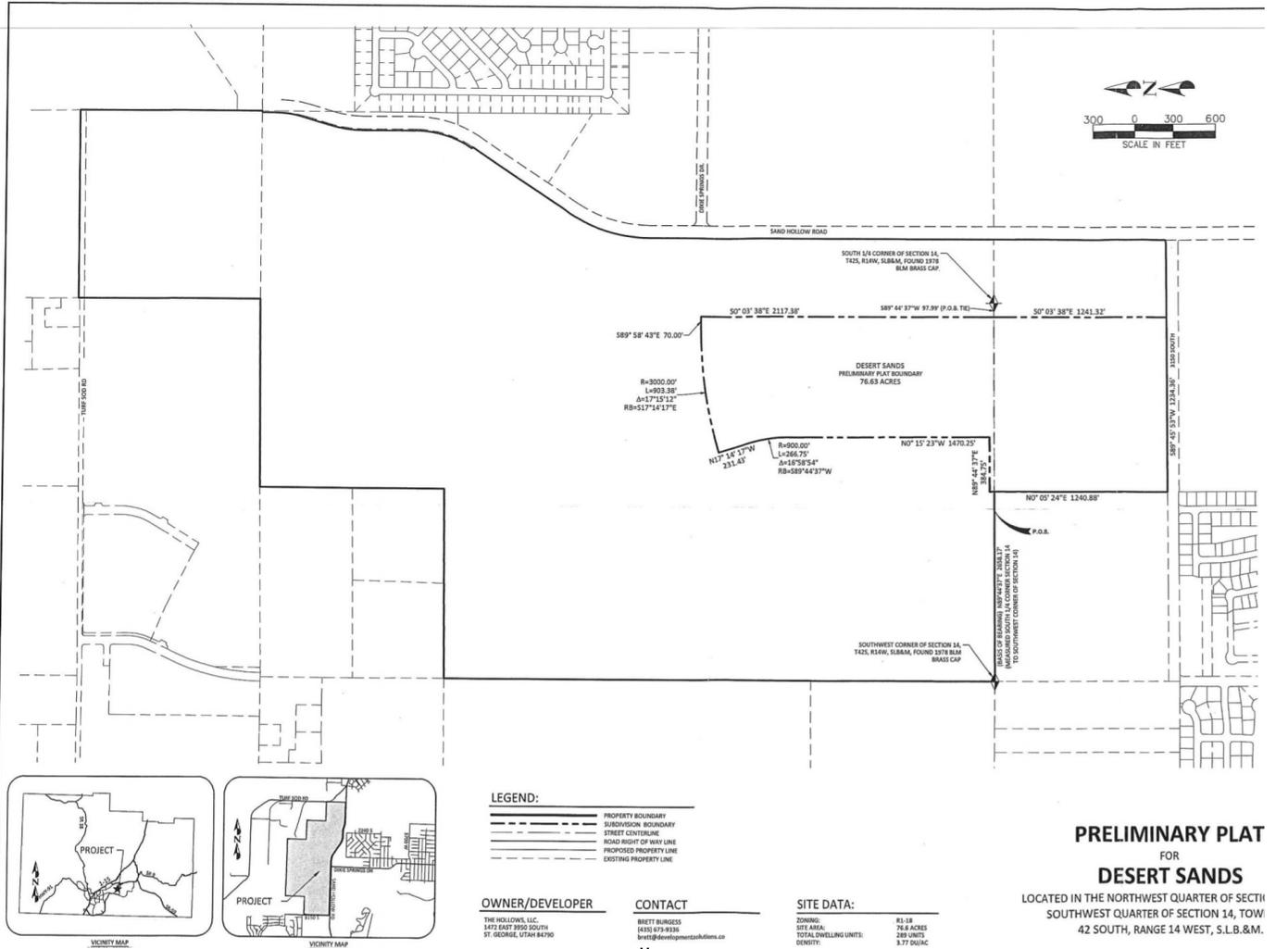
A motion was made to allow the change to commercial zoning. Motion carried with 4 for and 1 against.

A motion was made to deny the change in zoning for the 16.8 acres. Carried 3 to 2.

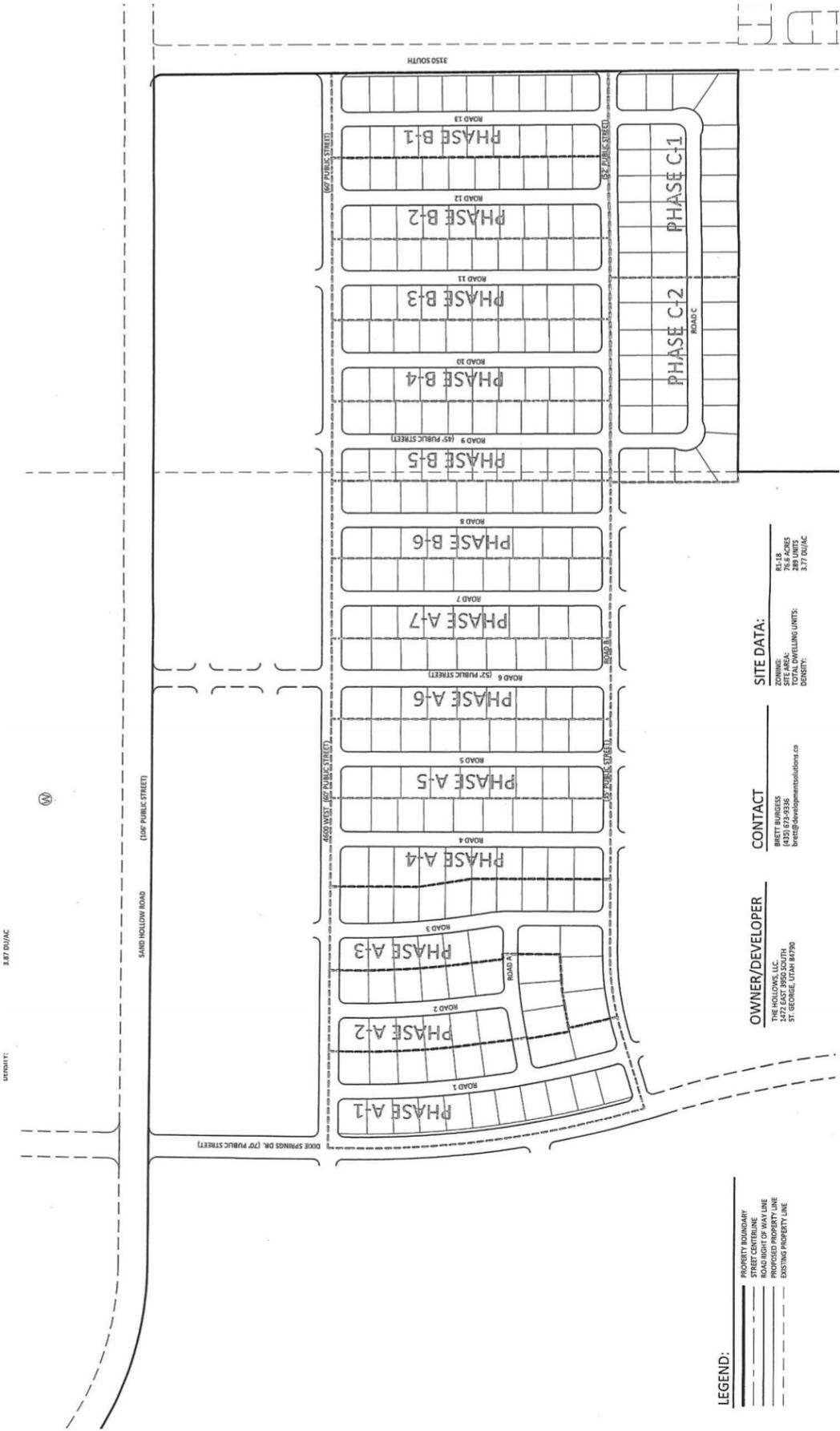
# MAP OF PROPOSED DEVELOPMENT ON HILL EAST OF SAND HOLLOW



# MAP OF DESERT SANDS



# MAP OF DESERT SANDS



**LEGEND:**

- PROPERTY BOUNDARY
- STREET CENTERLINE
- ROAD RIGHT OF WAY LINE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE

**OWNER/DEVELOPER**

THE HOLLOWAY, LLC  
 1420 900 S 3000 E  
 ST. GEORGE, UTAH 84790

**CONTACT**

BRETT BURGESS  
 (435) 945-9336  
 bburg@hollowaydevelopment.com

**SITE DATA:**

ZONING: R1-18  
 AREA: 76.6 ACRES  
 TOTAL DWELLING UNITS: 317  
 DENSITY: 3.77 DU/AC

3.87 DU/AC

UNIDENTIFIED



SAND HOLLOW ROAD (100' PUBLIC STREET)

DOE SPRINGS DR. (70' PUBLIC STREET)

ROAD 1 (10' PUBLIC STREET)

ROAD 2

ROAD 3

ROAD 4

ROAD 5

ROAD 6 (52' PUBLIC STREET)

ROAD 7

ROAD 8

ROAD 9 (45' PUBLIC STREET)

ROAD 10

ROAD 11

ROAD 12

ROAD 13

13150 SOUTH

EDF

## CALENDAR

### 4th of July

#### Hurricane 4th of July Fireworks

They will be shot off at Sand Hollow near the jumping rocks. Dixie Springs should have a great view!

#### St George 4th of July

This year the 4th of July Celebration will only feature the Parade, 4K, and Fireworks. Be sure to come out to Town Square and join this Independence Day! Events be in the morning with the 4K at 6:30am, the Parade at 7:45am, and the Fireworks at 10pm!

### Fiddler on the Roof

Through 11 July 2020, St. George Musical Theater

212 N. Main St.,

St. George, UT 84770

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

### Uncle Sam 4K Run

Sat, 4 July at 6:30 am

<https://www.sgcity.org/races/unclesam4k>

This fun run will take runners through the streets of Historic Downtown St. George, starting and ending in the Town Square.

Runners are going to beat the heat with this 6:30 am race. Each participant will receive an Uncle Sam hat, beard and race T-Shirt plus a medal when you finish.

### Electric Comedy Night

Friday, July 10, 7 to 8:30 pm. At the Electric Theater, 68 E Tabernacle St, St George.

Featuring the best of LA and Utah comedians. Tickets at [Eventbrite.com](https://www.eventbrite.com)

### 24th of July Pioneer Day Celebration

10 am to 11 pm

Free

Fireworks at 10 pm.

Washington Community Center, 350 Community Center Drive, Washington, UT

**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/>

## 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	183	81%
B	231	191	83%
C	274	208	76%
D	204	156	76%
E	259	183	71%
F	111	69	62%
G	86	64	74%
Total	1390	1054	76%

## 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.

## HELP WANTED

If anyone needs assistance or a service, email [webmaster@dixiesprings.info](mailto:webmaster@dixiesprings.info) and your request will be placed in this section of the newsletter.

## 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

Sand Hollow Resort is now offering curbside services.

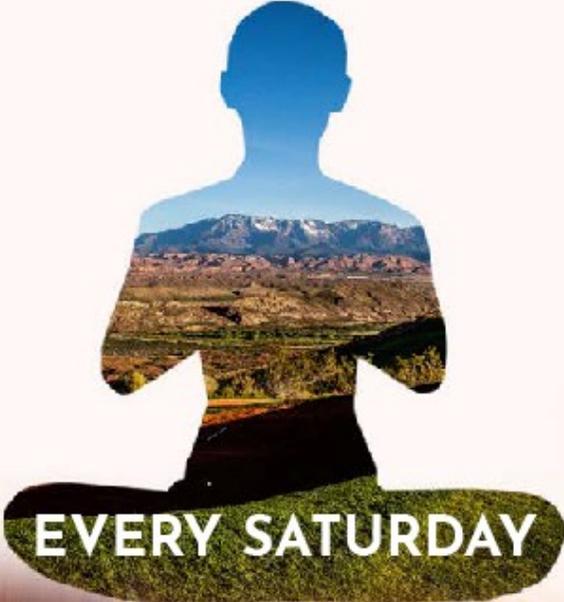
You can check-in for golf or pick-up your food to

go at the curb to limit contact and enforce social distancing! Our staff will meet you at the curb.

Place your order at The Grille or book your tee time on our website! ---> [sandhollowresorts.com](http://sandhollowresorts.com)



**COVID-19 COMPLIANT  
OUTDOOR YOGA**  
AT THE SAND HOLLOW RESORT ROCK BOWL



**EVERY SATURDAY**

**YOGA: 7:30-8:30 AM**  
Yoga instructors provided by GRANOGI.

Bring your own yoga mat  
20 people allowed per class  
First come, first serve  
Yogis must be 6 feet apart during class  
Mats must be sanitized immediately after

**\$15 GENERAL PUBLIC  
\$10 RESORT MEMBERS**

REGISTER ON EVENTBRITE

SAND HOLLOW WASHINGTON COUNTY LOYALTY PROGRAM



# WASHINGTON COUNTY LOYALTY PROGRAM



**PLAY 5 ROUNDS  
GET ONE FREE!**

**\$55 WEEKDAYS/\$70 WEEKEND**

**EXPIRES AUGUST 31, 2020**

**WASHINGTON COUNTY RESIDENTS ONLY**

MUST BE WITHIN SAME MONTH  
MUST MENTION LOYALTY PROGRAM EVERY ROUND

CALL PRO SHOP FOR MORE INFORMATION 435-656-4653

\*RESTRICTIONS MAY APPLY