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August 2020

Dixie Springs Community Newsletter

www.dixiesprings.info

LAKE POWELL PIPELINE PUBIC COMMENT PERIOD

Hello Dixie Springs residents,

We wanted to make sure you're mindful that the Lake Powell Pipeline (LPP) draft Environmental Impact Statement has been released and we're currently in a public comment period now through September 8. We encourage you to submit comments during the public comment period that express your support of the proposed revision to the power alignment. We would also ask you to consider expressing your support for the project overall given water from the LPP will serve current and future Dixie Springs residents.

Comments can be submitted via email to : lpp@usbr.gov or mailed to:

Rick Baxter, Bureau of Reclamation
302 E. Lakeview Parkway
Provo, UT 84606

The draft EIS is available online [here](#). A summary of key findings is available online [here](#). Additional

resources that may be of interest to you are available on LPPUtah.org.

Several individuals have reached out to us for assistance in preparing comments so the county has posted four prepared letters [here](#) – all you need to do is add your name, email address, select one of the prepared letters and click on “submit.” We tried do make this as easy as possible. We encourage you to share this information with other Dixie Springs residents so they know how to participate in this public comment period as well.

Please let me know if you have any questions, need any additional information or assistance in writing/submitting a custom comment.

Hope you're all doing well.

Karry Rathje, Karry@wcvcd.org

Comments from Nancy Crowley:

The following statements about the change in the routing of the power lines to go around Dixie

LAKE POWELL PIPELINE PUBLIC COMMENT PERIOD (CON'T)

Springs can be found in the draft EIS in 2.3.2.6, Section 10, page 25:

“A new 3.7-mile 69 kV line from the Sand Hollow terminal station (HS-6) to a proposed Dixie Power substation west of Sand Hollow Reservoir.”

And at the top of page 157:

“Furthermore, the proposed Dixie Springs Electric Transmission line corridor, which occurs at the western terminus of both proposed route alternatives, was rerouted to the west side of Sand Hollow Reservoir in March 2020. Because this is a late reroute, there was no time to perform plant species surveys due to time

constraints, and, moreover, winter plant surveys would not produce a comprehensive result based on plants being dormant. Plant surveys will be conducted prior to construction (see Section 2.2.1, above). “

This means the transmission lines will not be on the east side of Sand Hollow which would have taken them through the Dixie Springs subdivision. The lines will be routed to the west side of Sand Hollow where they will connect to a new Dixie Power substation.

The templates provided online provide support to the updated EIS which includes the re-routing of the transmission lines.

SHOOTING IN DIXIE SPRINGS

Late Saturday night, 25 July 2020, there were police vehicles and emergency vehicles here in Dixie Springs. This was reported in the St George News:

<https://www.stgeorgeutah.com/news/archive/2020/07/27/asd-2-children-transported-to-hospital-gun-goes-off-in-hurricane-home/>

The report states that the mother thought someone was trying to get into the home and she grabbed a gun and set it on the kitchen counter. When she set it down, she said it went off and hit two of her children.

The incident is still under investigation but the children were not playing with the gun.

DIXIE SPRINGS ACC NEWSLETTER

The Dixie Springs ACC August 2020 newsletter can be read at this link:

<http://dixiespringsacc.org/Newsletter/202008ACCNewsletter.pdf>

Minutes of meetings will also be posted to the web site once they are approved.

INPUT ON THE FUTURE OF HURRICANE

What do YOU want the future of Hurricane City to look like? Hurricane City is updating their General Plan, which will guide decisions on how land is used and/or developed, potential new policies, and future projects that the City should pursue.

The General Plan Update process, commonly known as Have Your Say Hurricane, includes a robust community engagement and outreach plan, collecting input at every stage. We're looking to you for ideas and input. What do you love and want to protect about Hurricane? What do you

want to see change?

We are currently in the visioning stage of this process, with draft vision statements for Land Use, Character, Economy, Housing, Open Space and Trails, and Natural Resources. Once we have solid visions for the future of each of these items, the next step is to start making policies that will make these visions a reality.

Hop online today to see the draft vision statements and tell us what you think, did we get it right?

HaveYourSayHurricane.com



PLANNING COMMISSION

9 Jul 2020 Planning Commission Meeting

This was an interesting meeting. There were 3 requests from different people to zone areas for RVs and/or mobile homes. The one discussed in detail in the newsletter is the one just north of Dixie Springs.

Consideration and possible recommendation on a Zoning Map amendment request on the following parcel numbers: H-3-2-7-4331, H-3-2-7-45031, H-3-2-7-4501, H-3-2-7-4332 located at approx.. 1355 South 3325 West from RA-1, residential agriculture 1 acre, and RM-1, multifamily 6 units per acre, to MH/RV, mobile home/RV. Jeremy Johnson applicant.

This is the property north of the east side of Dixie Springs across from the Pecan Farm. The area is surrounded by future Elim Valley development and farm land. In the Hurricane City Code (10-43-6), Mobile Home and RV parks should be located in areas that are close to a major collector or arterial road, and near adequate shopping facilities.

The Staff findings stated:

The proposed amendment is not compatible with the goals and policies of the General Plan.

The proposed amendment is generally not in harmony with the overall character of existing development.

Public utilities are not adequate to provide service to the parcel.

The proposed amendment will have a noticeable increased impact on the area.

Therefore, the staff did not recommend approval.

The map of the proposed development is on page

6.

The map on page 7 shows its relationship to Dixie Springs:

Comments from the public about this proposed development:

They have received 2 letters.

The person that owns the pecan farm talked. Stated the change is not consistent with the master plan. Is adjacent to working farms. No site plan and not enough information about what it will be. Will it be a rental facility or permanent housing? There are enough RV parks and campgrounds in the area. There needs to be more open space. The only assured park is the one in Dixie Springs. The RV park will have detrimental affects on the value of adjacent property. The farm uses noisy equipment and sprays trees that would affect the proposed RV park. Water and sewer are not available to the area. The intersection of Flora Tech road onto Sand Hollow is too busy now. There are social problems on the property now and do not know how the change would affect the people that live there now. Thinks the city should help the people that live there now. Should propone until the master plan revision is done.

Amos Bunker – lived on the property for about 2 years. He understands there are concerns about the state of the properties and the homes on the property. There is a desire to improve things. They would have a problem if they need to move because they do not know where they could go. There are a lot of people that live there that were in the room.

Another resident came forward. She does not want to lose her home. It is a nice place to live. Another

PLANNING COMMISSION (CON'T)

said the same thing. Another was worried about being homeless since they are not financially well off. The residents ask the city to bring water to the area instead of kicking them out. The people there cannot afford to live elsewhere.

The planning board said that if the zone change is denied, nothing will change there – it will be left as is. The city asked to have the water inspected.

The inspection said there are old wells in the area, and if they do not connect to city water and use the existing wells, they would need to reduce the number of homes to no more than 15. The residents want to work to getting the city water put into the area.

William Oberg. Too much traffic on that road already.

Evelyn Oberg. Will need more water for the change than for what is there now. Should address the water issues first.

David Seriani (sp?). Should not be reducing the agricultural areas. Should keep the open areas.

Representative of the developer. Creative landscaping. The developer takes properties that need development and upkeep. Development would bring in the needed water and sewer and clean up the area. The developer brought exhibits of properties that are doing. They do not have a plan for this property specifically. This will not be an area that looks like a low income area. It will have playgrounds, ponds. It is in a good location for an RV park. The developer will bring in a detailed plan. The park will have storage. There will be management on site. The change would improve this area.

The primary issue is the fear of people being displaced from their homes. There are a lot of homeless people living in their cars in the county. The people that live there are actively working on cleaning up the area. The clean up will continue until it is done. If people are displaced, many would be put out on the street. One person is paying \$400 per month rent and would have nowhere to go.

Mark Dimaske. Flora Tech road would need improvements in order to handle large RVs.

Jeremy. Clarification about the water issue. The water does not meet the current standards for water quality. Need about \$1.5 million of improvements to the wells to meet the standards. Would cost \$3-400,000 to bring in the city water from Dixie Springs. The current zoning does not allow what it is the area being used for. The State of Utah is forcing the owner to reduce homes to less than 15 in order to use the current water system. There is no money to do the updates to the water system. They are in zoning limbo. He is doing everything he can to allow the people to stay but he does not know how he can do that.

Another person talked about getting a new site plan for the area and spruce the area up as Elim Valley has done. Get a mixed planned community within the city zoning. Something that will blend in with Dixie Springs. Some commercial. Bring in new roads and bring the water and sewer into compliance.

Person asked if paying for to update the water and sewer would be cheaper than upgrading the infrastructure to rezone the area.

Edward McNamara. Need a detailed plan before approving any rezoning.

PLANNING COMMISSION (CON'T)

Someone that had lived there 12 years ago said things were very bad when she was there. Things have been greatly improved. She lives in an RV and has never paid more than \$400 for everything so prices should not be increased if there is an RV park there.

The Planning Commission is a recommending body. The people that want to provide comments needs to go to the City Council meeting since they make the decision.

Council Discussion

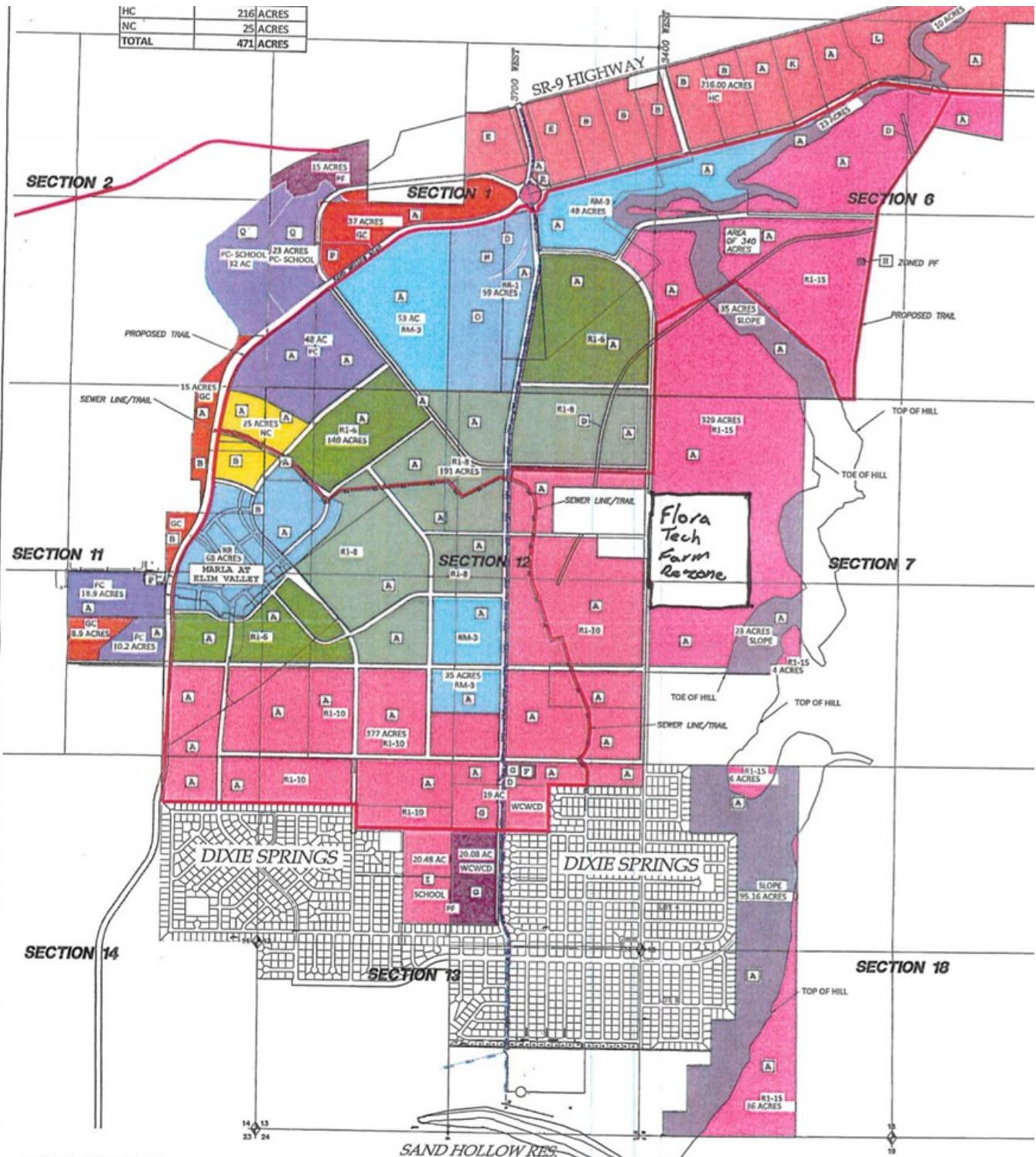
The developer asked to continue for 30 days to give the them a chance to refine their application. They are thinking about changing the pan to planned commercial. They would like to have a working meeting. After that, can discuss in a public hearing. Something like Elim Valley on a smaller scale. If they change the concept, they need to submit a new application. Tabling it will allow them to file a new application if they want to. The Planning Commission voted that the motion be tabled.

The other two RV park requests were at 1481 W State Street, and 294 N 2260 W.



MAP OF PROPOSED RV PARK

HC	216 ACRES
NC	25 ACRES
TOTAL	471 ACRES



PROPOSED ZONE LEGEND:

- RR: RECREATIONAL RESORT ZONE
- OS: OPEN SPACE
- R1-15: RESIDENTIAL - 1 UNIT PER 15,000 SQ. FT.
- R1-10: RESIDENTIAL - 1 UNIT PER 10,000 SQ. FT.
- R1-8: RESIDENTIAL - 1 UNIT PER 8,000 SQ. FT.
- R1-6: RESIDENTIAL - 1 UNIT PER 6,000 SQ. FT.
- RM-3: MULTI-FAMILY - 15 UNITS PER ACRE
- GC: GENERAL COMMERCIAL
- NC: NEIGHBORHOOD COMMERCIAL
- HC: HIGHWAY COMMERCIAL
- PC: PLANNED COMMERCIAL
- M-1: LIGHT INDUSTRIAL
- PC: PLANNED COMMERCIAL
- PF: PUBLIC FACILITY (SCHOOL) W/ R1-10 ZONING
- WCWD/DIXIE REA/HURRICANE CITY (PUBLIC FACILITIES)
- PROPOSED TRAIL

WESTERN MORT & REALTY CO. PARCELS:

H-4-2-1-1103	H-4-2-12-1102
H-4-1-36-2006	H-3-2-7-4402
H-3-2-6-1402	H-4-2-12-130
H-4-2-1-1109	H-4-2-13-1409
H-4-2-1-1225	H-4-2-13-2114
H-4-2-1-1109	H-4-2-14-1101
H-4-2-1-1113	H-4-2-11-2103
H-4-2-11-2112	H-4-2-11-31031
H-4-2-12-2113	H-4-2-11-241
H-4-2-2-2302	H-3-2-18-4100

OWNERS LEGEND:

- (A) WESTERN MORTGAGE & REALTY COMPANY - 20 PARCELS - SEE PARCEL NUMBERS IN TABLE TO THE LEFT.
- (B) CYPRESS CAPITAL XI LLC, ET AL - PARCELS H-4-2-1-1105&1106, H-3-2-6-1403,1404,&1405 & H-4-2-1-1107
- (C) DMS HOLDINGS LLC - PARCELS H-3-2-6-1406 & H-3-2-6-1408 & H-4-2-1-4203.
- (D) ELM VALLEY PLANNING & DEV. LL - PARCELS H-3-2-6-340, H-4-2-1-1104 & H-4-2-13-1410.
- (E) WESTERN MORTGAGE & REALTY COMPANY - PARCELS H-4-2-1-1123 & H-4-2-1-1107.
- (F) DIXIE ESCALANTE RURAL ELECTRIC - PARCELS H-4-2-13-1407-SA & H-4-2-11-240.
- (G) WASHINGTON CO. WATER CONSERVANCY DISTRICT - PARCELS H-4-2-13-1405 & H-4-2-13-1491.
- (H) HURRICANE CITY - PARCELS H-3-2-6-3100 & H-3-2-6-3101.
- (I) WASHINGTON CO. BOARD OF EDUCATION - PARCEL H-4-2-13-1492.
- (J) NOT USED
- (K) REY INVEST 1 LP, PERRY J FALK, ET AL - PARCEL H-3-2-6-1407.
- (L) DOS ROS LC - PARCEL H-3-2-6-1409.
- (M) VIRTUS INVESTMENTS 1 - PARCELS H-3-1-31-220 & H-3-1-31-221.
- (N) SMF EASEMENT LLC - PARCEL H-4-2-1-1108
- (O) SECURE PRIVATE FUND LLC - PARCEL H-4-2-1-234.
- (P) JASON & HOLLY CURTIS - PARCEL H-4-2-1-240.
- (Q) BIG SPRINGS PROPERTIES LLC - PARCELS H-4-2-2-120012 & H-4-2-1-1114.
- (R) QUESTAR GAS - PARCEL H-4-2-1-131

ZONE CHANGE MAP

CALENDAR

1 Aug 2020

Desertscape International Film Festival

10 am to 10 pm

The Electric Theater, 68 E Tabernacle St, STG

<https://www.fmasu.com/desertscape>

Washington County Fair

30 Jul to 8 Aug 2020.

Washington County Regional Fairground,
Hurricane.

5500 W 700 S.

Too much fun stuff to list! To see a complete
schedule of events, go to:

<http://washcofair.net/schedule/>

Movies at the Mall

Every Tuesday and Thursday through 10 Sep 2020.

Red Cliffs Mall

1770 Red Cliffs Drive, STG

The movie area is just inside the main entrance
between Pizza Pie Café and Dillards. The Pizza Pie
Café will offer cheese and pepperoni slices for
\$1.50 and will be selling BOGO pretzels during the

movie. Feel free to bring your own food, and a
chair or blanket. See the image at the bottom of
the page.

Legally Blond, the Musical

20 Aug to 5 Sep

The Stage Door, 68 E Tabernacle, STG

Thestagedoortheater.com

Thursdays and Fridays, 7:30 pm

Saturday, 2 pm and 7:30 pm

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/>



Bring a blanket or a chair
and sit in the air conditioned
comfort of the mall and
enjoy a movie...

Movies will be shown
Tuesdays & Thursdays

**MOVIES
IN THE MALL**

Starting Tuesday June 2, 2020 runs through September 10, 2020

June 2, 4 - Onward	July 28, 30 - Lego Movie 1
June 9, 11 - Sonic	August 4, 6 - Lego Movie 2
June 16, 18 - Toy Story 1	August 11, 13 - The Kid Who Would Be King
June 23, 25 - Toy Story 2	August 18, 20 - Aladdin Live Action
June 30, July 2 - Toy Story 3	August 25, 27 - Croods
July 7, 9 - Toy Story 4	September 1, 3 - Lion King Live Action
July 14, 16 - Doolittle	September 8, 10 - Dumbo Live Action
July 21, 23 - Mulan	

\$1.50 PIZZA SLICE
FROM PIZZA PIE CAFE
DURING THE MOVIE

BUY 1 GET 1 FREE
PRETZELS FROM
PRETZEL MAKER

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	184	82%
B	231	191	83%
C	274	211	77%
D	204	158	77%
E	259	185	71%
F	111	72	65%
G	86	66	77%
Total	1390	1067	77%

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.

HELP WANTED

If anyone needs assistance or a service, email 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.

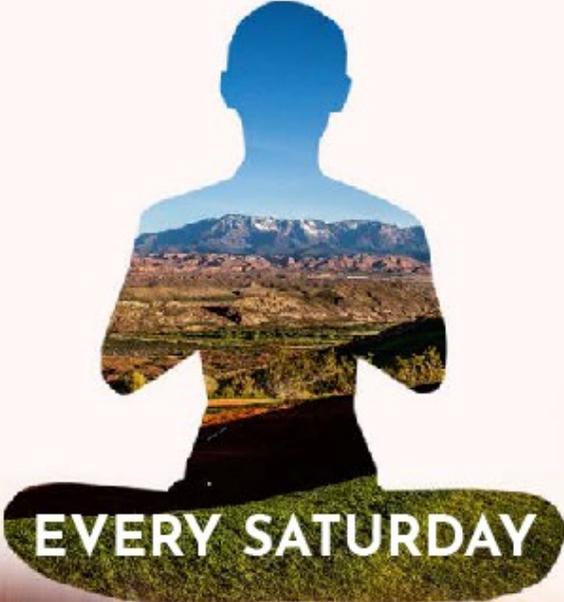
You can check-in for golf or pick-up your food to

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



**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