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September 2020

Dixie Springs Community Newsletter

www.dixiesprings.info

GARAGE SALE

The fall community garage sale has been postponed until the spring. If you had paid money

to Debbie, please contact her for a refund. Call her at 435-216-8219,

DIXIE SPRINGS ACC NEWS

The ACC sent a letter to all of the lot owners in Dixie Springs about fraudulent violation letters that were sent out to targeted residents. The letter also contained important information about

the ACC, You can find a copy of the letter at this link:

<http://dixiespringsacc.org/Newsletter/20200817ACCLetterWatermark.pdf>

COMMUNITY FUND INFORMATION

There are people that are spreading incorrect information about the ownership of the Community Fund.

There are currently three people on the Community Fund account at Mountain America Credit Union. If anything happens to one of the three account holders, the account automatically is owned by the remaining two. No money has

been removed from the account since 2015 when the second phase of the Dixie Springs Park was completed. If we need to use the money, the three people on the account will get together to decide if and how to use it and that information will be published in the newsletter. With all the building going on, we need to watch for changes to the properties adjacent to Dixie Springs.

PLANNING COMMISSION MEETING—13 AUG 2020

This was a very full meeting with lots of zoning change requests. This newsletter will have information about the requests that are of most concern to the residents of Dixie Springs. However, there was a lot of information in the packet given to the Planning Commission. The packet is on the web site and can be seen at this link (this is a big file):

<http://dixiesprings.info/docs/20200813PlanningCommissionMeetingsDocs.pdf>

It is obvious that the building of the extension of Southern Parkway is bringing a lot of development to the east of Dixie Springs. On the top of the hill, there are a number of new developments planned. In general, these are pretty dense developments and we can expect to see commercial development requested up there.

The people that talked about many of the zoning changes talked about the same issues. They moved to the area because of the current zoning and the developments in the surrounding areas, and the zoning change will ruin the reason they moved there.

A Zoning Map amendment request 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, PC, planned commercial, and GC, General Commercial. Jeremy Johnson, applicant.

This is an update of the zoning request reported on in the last newsletter. This area is north of the east side of Dixie Springs across from the Pecan

Farm. This updated request added planned commercial and general commercial.

This is a problem area for the City of Hurricane. The zoning is not appropriate for what is there already, the well does not meet State standards, and there are no city utilities to the area.

The map on page 6 shows the proposed zoning changes. The dark blue and the pink are the commercial areas. The light blue is the mobile home and RV area.

The image on page 7 is the proposed layout of the area.

This area that is proposed for a zone change is called "Paradise Ranch". There was a letter in the packet from the water department about this area. The letter is on page 8.

The staff findings for this zone change stated that the amendment is not compatible with the General Plan, and it is not in harmony with the existing developments, the public facilities are not adequate and the change will have a noticeable increased impact on the area. The staff did not recommend approval of the change.

In the packet given to the Planning Commission, there were a number of letters opposing the zone change. A lot of people talked at the comments period of the meeting. Here is a summary of their comments:

The zoning is not consistent with the Master Plan. MH/RV and commercial is to be located primarily along SR-9.

The density in the area would be greatly increased. Current residents would be displaced. There are

PLANNING COMMISSION (CON'T)

about 125 residents there now.

The Pecan Farm sprays trees, runs tractors and other equipment and use propane cannons for bird control. There would be noise during the early morning hours and there are dangers that would not allow for trespassers.

The Pecan Farm owners stated that years ago, before phase 2 of Dixie Springs was built, they brought up that the road in front of the farm could not handle the traffic from Dixie Springs. The response from the City was if the traffic got too bad, a gate would be placed in the road to force people from Dixie Springs to use Dixie Springs Drive. Since Phase 2 was built, the traffic has increased drastically and no gate has been put in. The road is narrow and in bad condition. The road runs through open range and there are cows on the road during parts of the year.

The current water system is not adequate for the people that are there now. Sewer is a question. The road is not adequate. The roads cannot handle the increase in traffic.

The value of the properties in Dixie Springs and Redstone would be adversely affected.

The change destroys more of the open space.

There is a potential for an increase in crime.

Seth Foster talked for the Redstone Springs HOA. He said that Redstone Springs does not want this development and there are many people in Dixie Springs that are concerned. He said this development is not in harmony with the area.

If the plan is not completed, what would be the impact on the surrounding area of the unfinished development?

There already are RV parks in the area and more are not needed.

The applicant talked. He said there would not be anything developed until there is adequate infrastructure and roads. He does not plan to displace the existing people but he wants to update their environment. It is not worth the cost of bringing city water into the existing development because it is not a "legal" development. The water has been tested and there is nothing wrong with the water even though the well is not up to the current standards. He wants to upgrade the housing but it is hard to do if the property is not zoned correctly.

Someone disputed what the applicant said. She said the zoning change does not keep the area the way it is but the change upgrades the area and will displace residents. It greatly changes the area by increasing the density and changing the use.

A map of the zone change area that shows Elim Valley is on page 9.

Planning Commission discussion:

The change to commercial does not fit with the nearby developments. They are concerned about the availability of services. The City is not telling people they need to move. The current residents are grandfathered in.

The State is requiring changes to the water system. The Council can see why it cannot stay the way it is. The density of Elim Valley was just decreased so it would be harmonious with the areas around it, and this proposed development is more dense than Elim Valley. The existing homes would have to be moved. The development is too dense.

Do not want people to be displaced from their

PLANNING COMMISSION (CON'T)

homes. The facilities and roads are not adequate. They need to follow the rules and the plan. The change is a massive increase in density.

The zone request does not follow the General Plan. It is not in harmony with the surrounding area. There are not adequate facilities and roads.

The change to the General Plan should address the issues with this area.

Flora Tech road is not really a road but a descriptive easement which is why the City has not done much with the road.

The Board voted to send a recommendation to the City Council to deny the zone change. The City Council has the final say.

The vote will be during the City Council meeting on 3 Sep 2020.

It is very important the City Council hears from the residents as the Planning Commission did. The City Council often does not follow the recommendations of the Planning Commission. Therefore, if you do not want this change, you need to either send an email to council@cityofhurricane.com or attend the meeting. The Public Forum section begins at 6:15 pm. You need sign in with the City Recorder at any regularly scheduled meeting by 6:00 P.M to be put on the forum agenda. The meetings are in the City Council Chambers, 147 North 870 West.

A Zoning Map amendment request on the following parcel numbers: H-3409 B-2 (north half), H-3410, H-3410-B, H-3410-C, H-3410-D, and H-3410-E from RA1, residential agriculture 1 unit per acres, to HC, highway commercial, to be consistent with the current improvement of the

Southern Parkway. Parcel numbers H-3409, H-3409-C-2, H-3409-D, a portion of H-3410, and H-3410-B from RA-1, residential agriculture 1 unit per acre, to RM-2, multi-family 10 units per acre, to align the current zoning with the General Plan. Parcel numbers H-3409-E, H-3409-F, H-3409-G, and a portion of H-3410-C, H-3410-D and H-3410-E from RA-1, residential agriculture 1 unit per acre, to RI-6, residential 1 unit per 6000 square feet, to bring the zoning to a designation that is consistent with the developments in the vicinity. Toquerville Enterprises LLC.

This is where Sand Hollow Road turns east on the top of the hill.

The map is on page 10.

The staff found that the amendment is generally compatible with the Master Plan, but there was no site map or development plan. The change is not in harmony with the existing development, but these changes are anticipated in the Master Plan. The staff recommends not approving this change until the Master Plan update is completed in the next 6 months.

Planning Commission discussion:

The developer talked. There is construction at the interchange with 3000 south. They are changing the zoning to be consistent with the General Plan. The commercial is primarily on the east side. The area is currently used for grazing. The development will be done in two steps. Step 1 is the zoning change. The second step is the planning of the development. They are just asking for the zone change right now. They realize that other issues with need to be addressed, such as utilities and access.

PLANNING COMMISSION (CON'T)

The commission talked about holding off approval until the General Plan is updated in 6 months.

The commission talked about the requirements for issuing a moratorium on zone change requests for 6 months. The City Council would have to pass an ordinance.

Once this area is rezoned, the change ripples through the entire area. Has the applicant talked to the people that are updating the Master Plan?

The answer was no. This is one of the key intersections on SR7 and it is critical it is

compatible with what is being proposed for the area.

The planning Commission gave an evenly split recommendation on this. Half voted for a favorable recommendation, where the other half was opposed. Those for it said the change would most likely match the updated General Plan. Those against wanted to wait to see what the updated General Plan looks like.

CITY COUNCIL MEETING 20 AUG 2020

The City Council also had LOTS on the agenda.

Consideration and possible approval of an ordinance issuing a moratorium on zone change requests for six months

Discussion: Quite contentious. One person said that all zoning changes are approved anyway, so why talk about it. The problem is they are getting barraged with changes that are trying to get in before the General Plan is changed. State Law says that the moratorium should be for a reasonable period of time. No decision was made. May talk about it in 2 weeks.

Toquerville Enterprises. Application focused on the area next to the SR-7 interchange. The original development was planned in 2006. Mayor said the parkway was planned before 2006. The developer said they used Sand Hollow Road when they planned the development and it is now changed to SR-7. They will be harmonious with the zone changes that will occur around SR-7. Developer says timing is important because of the

economy. They plan on a PDO in the future. Would be 10 units per acre.

The mayor does not want to see a density any higher than 4 units per acre. Another councilor talked against rezoning to such a high density of 10 units per acre.

As a reference, the lots in Dixie Springs are an average of 10,000 ft². At 10 units per acre, the lots size would average 4,356 ft².

There are no utilities out there. The denser the housing is, the more expensive the utilities are.

Lots of discussion.

The company asking for the zone change wants the zone change in order to sell the property.

City Council recommendation: Zoning changed from RA-1 to RA-10 (4 units per acre) with the understanding that the developer will have to get a planned development overlay (PDO) plan. (They had originally asked for 10 units per acre).

MAP OF PROPOSED ZONE CHNAGED ACROSS FROM PECAN FARM

EXISTING ZONING

	R1-B: RESIDENTIAL - 1 UNIT PER 8,000 SQ. FT.
	RA-1: RESIDENTIAL AGRICULTURAL - 1 UNIT PER ACRE
	RM-1: MULTI-FAMILY - 6 UNITS PER ACRE
	PC: PLANNED COMMERCIAL
	GC: GENERAL COMMERCIAL
	MH/RV: MANUFACTURED HOME



MAP OF PROPOSED LAYOUT ACROSS FROM PECAN FARM



LETTER FROM CITY OF HURRICANE WATER DEPARTMENT



City of Hurricane

Water Department
Ken Richins, Superintendent

Rachael Cassady
P.O. Box 144830
Salt Lake City, UT 84114

March 2, 2020

Dear Rachael,

In the past, Hurricane City annexed a small area called "Paradise Ranch" near Sand Hollow Reservoir.

In the past few weeks, we have received several complaints about their water system. They are currently on a private well system. We tell those that contact us that Paradise Ranch is on a private well and we have no control over their water system.

Last week, in our City Department Head Staff Meeting, we had a discussion about what to do. It was stated that around 30 families are living at the community.

At Water Conference last week, we talked to Marie Owens about this situation. She told me to contact you and see if you can see if they need a "Welcome to the Club" invite.

At this time, we are requesting the Division of Drinking Water to investigate Paradise Ranch and make sure they are following the correct procedures to ensure our residents that live there are provided state approved drinking water. We are concerned for their safety.

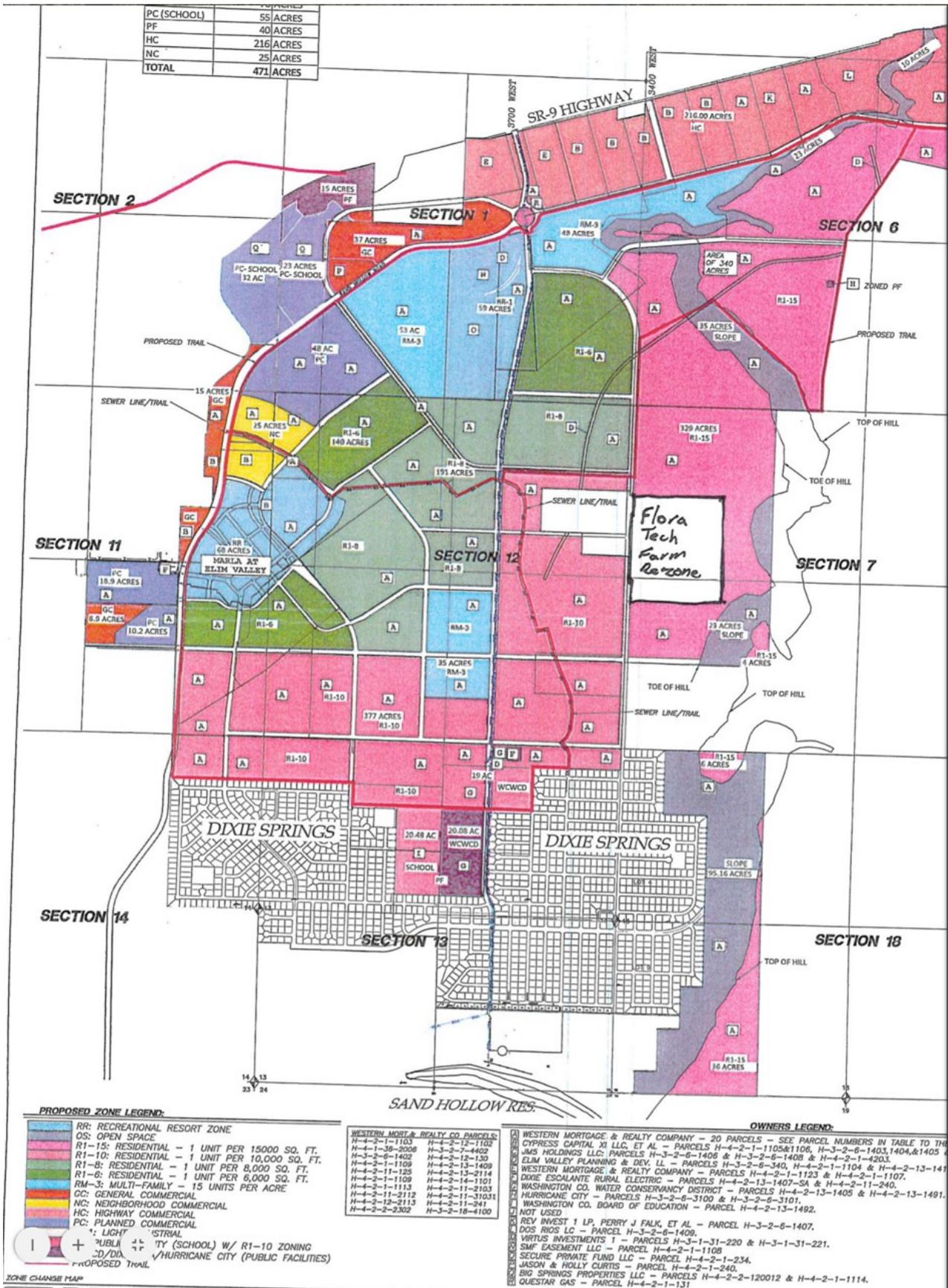
Please keep us in the loop.

Sincerely,

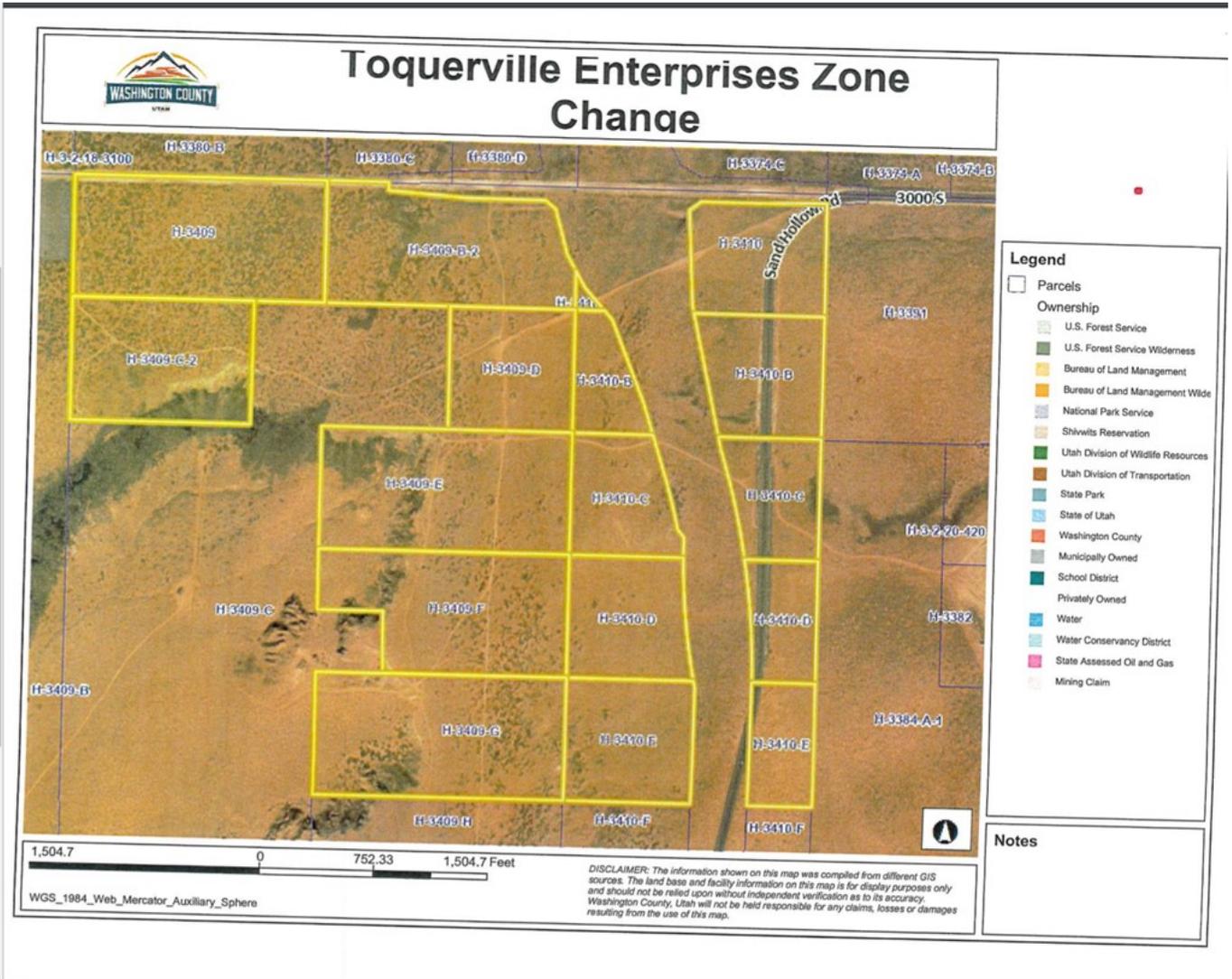

Ken Richins, Water Superintendent


John Bramall, Mayor

MAP OF ZONE CHANGE AREA WITH ELIM VALLEY SHOWN



TOQUERVILLE ENTERPRISES ZONE CHANGE



CALENDAR

Sand Hollow Concert

11 Sep 2020 at the Sand Hollow Resort. See the last page of the newsletter for details.

Dixie Round Up Rodeo

17—19 Sep 2020

St George Sun Bowl

Gates open at 6 pm, pre-rodeo entertainment 6 to 7:30, rodeo usually ends about 11 pm.

To get more information, go to:

http://www.stgeorgelions.com/wp/?page_id=178

St George Spring Home Expo

13– 14 Nov 2020, 10 am to 8 pm Friday, 10 am to 6 pm Saturday. \$3 per person, Dixie Convention Center. (moved from September)

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 Dillard's. 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 Band or Stringed Instrument

Want to learn to play an 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	214	78%
D	204	159	78%
E	259	185	71%
F	111	75	68%
G	86	66	77%
Total	1390	1074	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.

SR-9 ROAD CLOSURE NOTIFICATION

American Civil Constructors will be placing bridge girders for the new SR09 overpass which is part of the new SR-7 (Southern Parkway); Sand Hollow to SR-9 project. Placement of the girders will require a nighttime road closure on SR-9 in the area of the new overpass. Traffic will be diverted from SR-9 onto the newly constructed on-ramps and off-ramps between mile posts 6.2 to 6.9. Anticipated hours of nighttime road closure will be from 10:00 pm to 7:00 am in the following dates: Aug 31, Sep 1,2,3,8,9,10.

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!

DIXIE SPRINGS PARK

If you have not gone to the park for a while, you need to go and take a look. We have a fenced dog park, two pickleball courts and a great water feature. The city did a great job on the water part—there is a lazy river and all sorts of water devices that squirt water. There are also shade structures so you can sit to the side to watch and be out of the sun.

Looking at it, I was reminded of the park I saw when I purchased my lot here. The park was an embarrassment. It looked like someone started a park 20 years ago and did not do anything since. It was not a park anyone would want to go to.

In 2015, the community got together and raised money and manpower for phase 2 of the park. The City said if we raised the money for the trees and grass, and provided manpower, they would put in the second phase of the park. At the park, there is a rock that has the names of all the people that donated to Phase 2 of the park. Without them and all of the volunteers including the kids from Diamond Ranch Academy, we would not have the park we have today. We finally had a nice park!

Now we have a really great park! If you see the people from the city out there working, thank them for the park.

Nancy Crowley



EVENTS AT SAND HOLLOW

Food Delivery

Sand Hollow Resort is now offering curbside services.

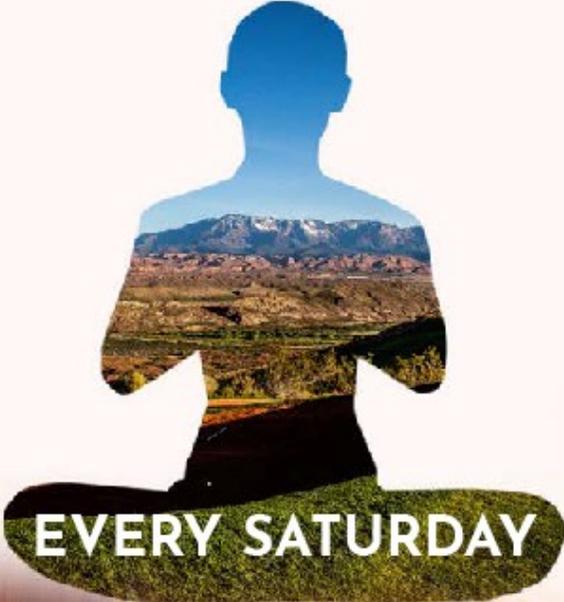
You can check-in for golf or pick-up your food to

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 CONCERT



SEPTEMBER 11, 2020

\$25 PER PERSON

INCLUDES VOUCHER TOWARDS FOOD AND BEVERAGE

GLOW NECKLACES FOR THE FIRST 100 PEOPLE

DOORS OPEN AT 7:00 PM

CONCERT 7:30 - 9:30 PM

**WEAR YOUR RADDEST 80'S OUTFIT
AND WIN A BEST 80'S AWARD!**

NO TICKETS SOLD AT CONCERT ENTRANCE.

PURCHASE TICKETS AT [EVENTBRITE.COM](https://www.eventbrite.com)