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**December 2020**

# *Dixie Springs Community Newsletter*

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

## **PLANNING AND COUNCIL MEETINGS**

### **City Council Meeting—5 Nov 2020**

Public forum – comments from the public.

Someone asked that people be able to park along Sand Hollow Road during events without getting ticketed. The council said that Hurricane City allows parking along roads but Sand Hollow Road does not allow parking. The police department states that you can only park alongside the roads

for a maximum of 48 hours. He wants to be able to park along the road for an entire week during events.

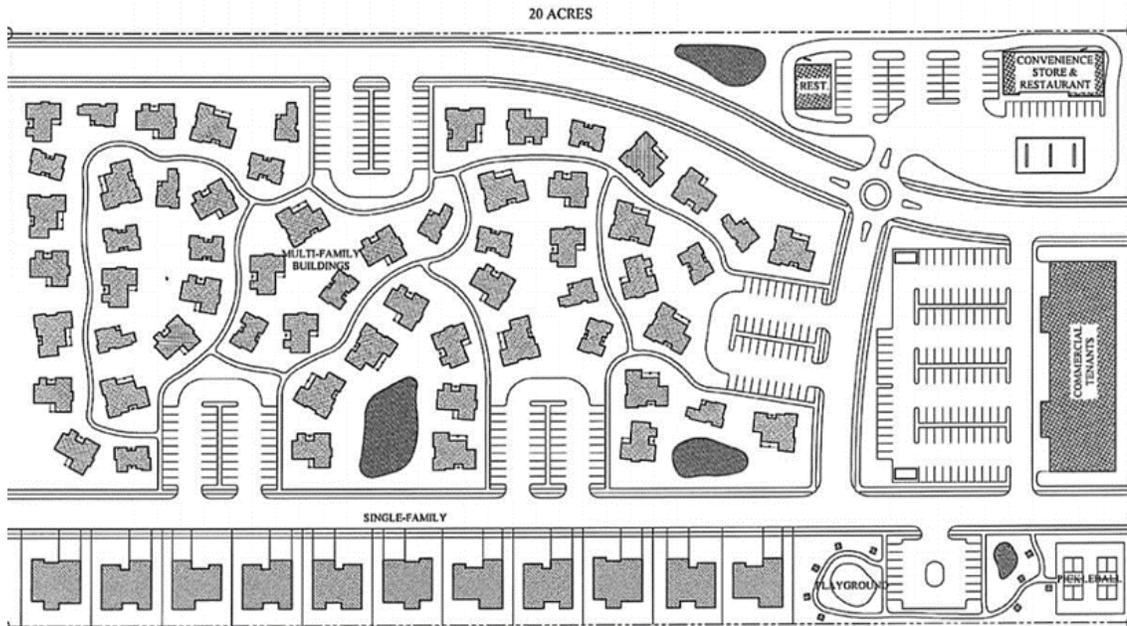
Zoning Map Amendment request on 20 acres located at 1468 S 3400 W from RA-1, residential agriculture 1 unit per acre. To PC, planned commercial. Peach Pit LLC, applicant.

This is land just north of the pecan farm which is north of the east side of Dixie Springs:



## PLANNING AND COUNCIL MEETINGS

PROJECT INFORMATION		
DESCRIPTION	COUNT	AREA
COMMERCIAL	9	155,000 SQ. FT. / 3.56 ACRES
SINGLE-FAMILY	11	100,000 SQ. FT. / 2.30 ACRES
MULTI-FAMILY (3-4 UNITS PER BLDG.)	60	420,000 SQ. FT. / 9.64 ACRES
PUBLIC SPACE - PARK		43,500 SQ. FT. / 1.00 ACRES



They are presenting a development agreement. The Planning Staff findings are not in favor of this change because it is not compatible with the general plan, it is not in harmony with the surrounding areas, there are not adequate public facilities and the change will have a noticeable impact in the area. The Planning Commission wanted a development agreement and an updated site plan. There are approximately 180 units on the property. The Planning Commission representative talked. Based on the recent Elim Valley rezoning, there are mostly single-family residents. This would be an island of planned commercial. Recommend they have less units. Stated they would not have any RV parking or mobile homes there. It is 15 units per acre which is the most dense zoning in the area. Hesitant about the density being proposed.

The Elim Valley project wraps around this property. All single family zoning around them. The closest commercial is off SR-9.

Issue is whether multifamily should be located there. Also, people that purchased property near there assumed the zoning would be single family and no commercial.

Danielle (Peach Farm). Stated if you have commercial you should have higher density behind it. She plans to continue farming it but she wants to be able to develop it in the future. She wants people that are purchasing around her land to know how this land is zoned so they want to change the zoning now.

Annette (city council). There are people that have already purchased property with the current zoning. She is against making zone changes. We

## PLANNING AND COUNCIL MEETINGS (CON'T)

should follow the general plan. The City has not followed their own general plan.

Danielle. Does not understand why she cannot have the zoning change just because someone has purchased land near the land she wants to rezone. She does not know how long she will be able to continue to farm.

Another council member. Dixie Springs was initially 1 acre parcels but it was changed. You need to allow zoning to change.

Danielle. No one lives around the farm right now. She wants people to know what will be around them as Elim Valley is developed. They are trying to be proactive. She wants to make the change now even though they do not plan to develop in the near future.

Should the change be done now or 20 years from now, or now? The question should be the density.

Danielle stated they were open to the talking about the density. There will be a major road to the north of them.

This area will be the most developed area in Hurricane in the next 20 years. Need to be proactive. Thinks that this area will explode.

There is commercial zoning along Sand Hollow Road already is why is it needed here

Elim Valley will be about 8000 residential units. Need to have a road other than Sand Hollow Road for commercial. Otherwise, Sand Hollow Road will be as large and busy as SR9.

Planning – thinks the city should have to look at integrated usage so people do not have to travel so far for services. (Means there should be

commercial mixed in with residential).

Motion: Approve the zoning request with no higher than RM2 zoning. Passed with one “no” vote.

Changes will be made to the development agreement in accordance with the recommendations.

Note: The purpose of the RM-1 and RM-2 zones is to permit well designed apartments, townhomes, twin homes, and condominiums at medium to high density that are appropriately buffered from and compatible with surrounding land uses. Ancillary uses include churches, schools, and parks to serve neighborhood areas. RM-2 is 10 units per acre.

### Helicopter Tours at Sand Hollow

Conducted research on whether there are legal issues associated with helicopter use at Sand Hollow. They concluded it would be a prohibited use in the code. However, the council could look at options. For example, could have a zone change. Could also have a conditional use.

There is a helicopter operating out of Sand Hollow resort without any permits and yet someone asking for a permit is being given a hard time. Concern that it is next to a new highway. Residents are concerned about the noise and that it is in a recreation area. There are no helicopters in any other state park.

Why should this happen now? Every 5 years, the contract is renewed between Sand Hollow and the Water Conservancy. This is the time to add a conditional use permit to have a trial period before the contract is renewed so they know if this is a good idea. They would like to try it out.

Motion: Develop a conditional use ordinance and

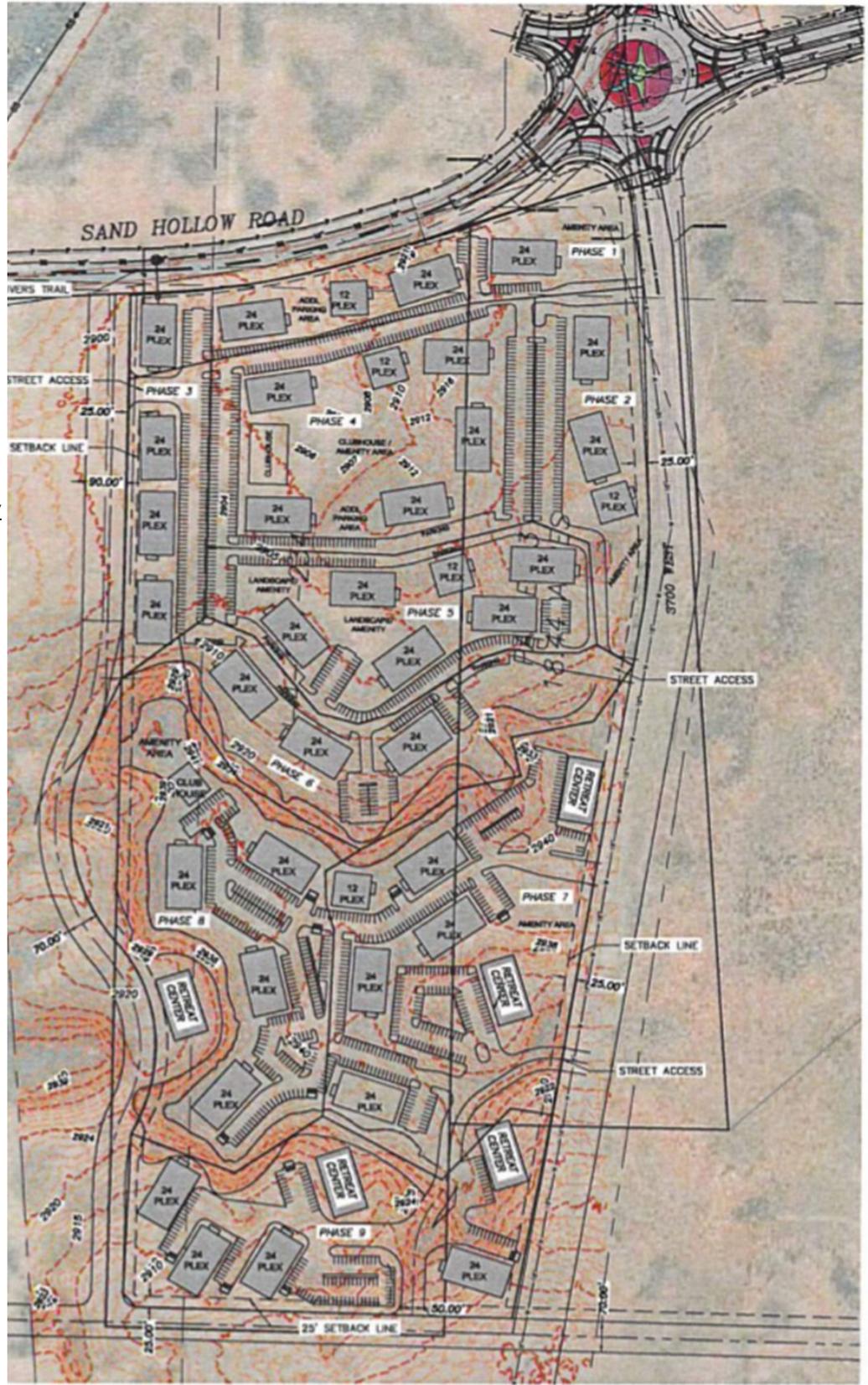
## PLANNING AND COUNCIL MEETINGS (CON'T)

review at a future meeting. Passed with one opposed.

### **12 Nov 2020 Planning Commission Meeting**

Consideration and possible approval of Preliminary Site Plan for Sand Hollow Gateway Resort, a Recreation Resort with a proposed 885 Units, located at Sand Hollow Rd Secure Private Fund LLC and Western MTG and Realty Co. Applicants, Brent Moser and Karl Rasmussen Agent.

This is a 65.17 acre 885 Unit Recreation Resort. Each unit is sold off individually. Each building will have 24 apartments.



## PLANNING AND COUNCIL MEETINGS (CON'T)

They responded to the Planning Commission concerns. The commission is still concerned about how traffic will flow throughout the development. All the roadways are private. Would be good to have roadways in the development that connect to public roadways.

Response: They want this to be a resort and are not interested in more access to public roadways. They want the area to be private. People will not be living there. People will be staying for a short period of time.

Planning: Even though it is meant for a resort, that does not mean that people cannot live there full time.

The roundabout in the picture is 1500 feet south of the intersection of SR9 and Sand Hollow Road.

There is no access on Sand Hollow Road, which was purposely done.

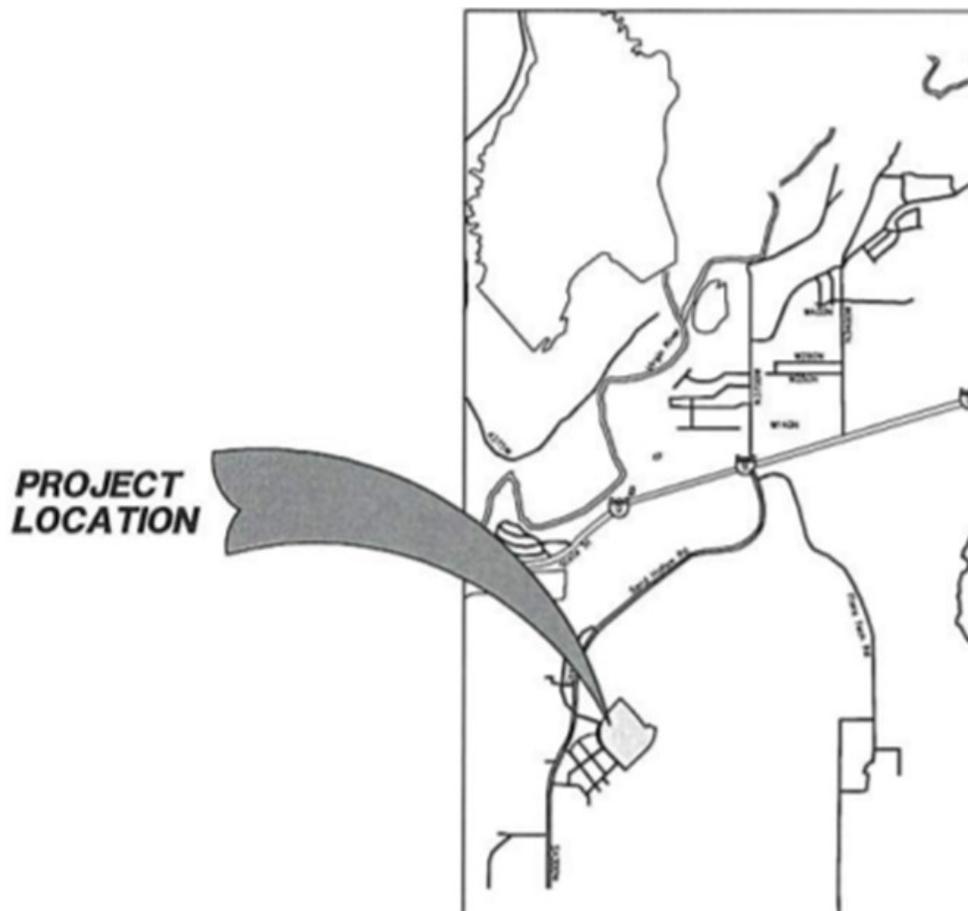
This is a preliminary site plan. Needs to be finalized. They will have a resort association with a fee.

Unanimously approved.

Consideration and possible approval of a Preliminary Site Plan for Bash Resorts, a 378-unit recreation resort, located on Sand Hollow Rd, Northwest of Abbey Road. Western MTG and Realty Co. Applicant, Brent Moser and Karl Rasmussen Agent.

This is for 25 acre 378 unit recreation resort. They submitted a new site plan and responded to comments from the planning commission. See page 8 for an image. Below is the location of the resort.

Planning commission concerned about connectivity



## PLANNING AND COUNCIL MEETINGS (CON'T)

to surrounding land.

There are legal issues with the land around it and they want to make sure there is a connection point.

To approve, they will need to work on the connectivity issues.

Another very preliminary design. There are a lot of unknowns on the roads in the area and what will be done with the surrounding properties. They have a lot more land in the area that will be developed.

Motion to approve subject to the comments.  
Unanimously approved.

Consideration and possible recommendation for a 32 Lot Preliminary Plat for Apple Fox Hollow Subdivision, located at appx at 5200 W Turf Sold RD. James Gregory C TR Applicant, Orin Bliss Agent.

One issue was that the cul-de-sac is too long. Another plan was given to the Commission that was not in the packet that solved the issue of a long road to a cul-de-sac. If they have 30 lots or more, they need a second access. The first phase is 29 lots. They cannot go onto phase 2 until they get a second access point.

See page 9 for an image of the development.

Approved.

### **19 Nov 2020 City Council Meeting**

Zoning Map amendment request from RA-1, residential agriculture 1 acre, and RM-1, multifamily 6 units per acre, to R1-10, single family unit per 10,000 square feet, and RM-2, multi-family 10 units per acre. Jeremy Johnson applicant.

This is the land across the street from the pecan farm north of the east side of Dixie Springs.

They are proposing:

276 RV/boat storage units

166 RV sites

65 multi-family buildings

136 manufactured homes

See page 9 for an image of the development.

This is a change that has continued from previous meetings where the City Council asked them to redo the application and come back.

The speaker has been working with Jeremy and he is working on negotiations with some land swapping. Since submitting the plan in the City Council packet, he now wants to just rezone 10 acres from RM-1 to RM-10 and keep the rest as agricultural until the updated master plan is approved. This is the north piece not in the diagram. This would increase the density on this piece.

The intent is to put in the higher density in that spot as a place for the current residents to relocate. Then when they are relocated, he can work on the rest of the property.

There have been a lot of comments against this from the community.

Since the changes came just before the meeting, no one has had the chance to see the changes and be able to comment on them. The comments have been to a different proposal.

Public forum:

There are about 28 homes that are on the

## PLANNING AND COUNCIL MEETINGS (CON'T)

property. Therefore, the increased density is not needed to house these people. The road is not able to handle the traffic.

Cannot justify changing to RM-2. The council wanted more single-family homes.

Maybe change to RM-1 in the 10 acres and the rest as R1-10.

What is on the agenda is a different request than the one that was presented.

Motion: Deny what is on the agenda but give him the opportunity to reapply with a proposal that defines the entire project. Unanimously approved.

Probably will only get R1-10 as the maximum.

Consideration and possible recommendation for a 32 Lot Preliminary Plat for Apple Fox Hollow Subdivision, located at appx at 5200 W Turf Sold RD. James

Gregory C TR Applicant, Orin Bliss Agent.

They are asking that they get rid of lot 31 and have the road go through. The middle T should be changed to a 4-way intersection. Three will be a master plan roadway going through where Ash Creek is farming and there needs to be proper access to the site. The developer does not support the middle T because they would lose another lot. They say the T on the top would provide access.

Code requires access to surrounding lots.

The developer says Dixie Springs has roads like this. The Council stated Dixie Springs was developed using Washington County rules and not City of Hurricane rules.

Motion: Approve the 32 lots, accept the 4-way intersection at the top and a 3 way in the middle. Approved.

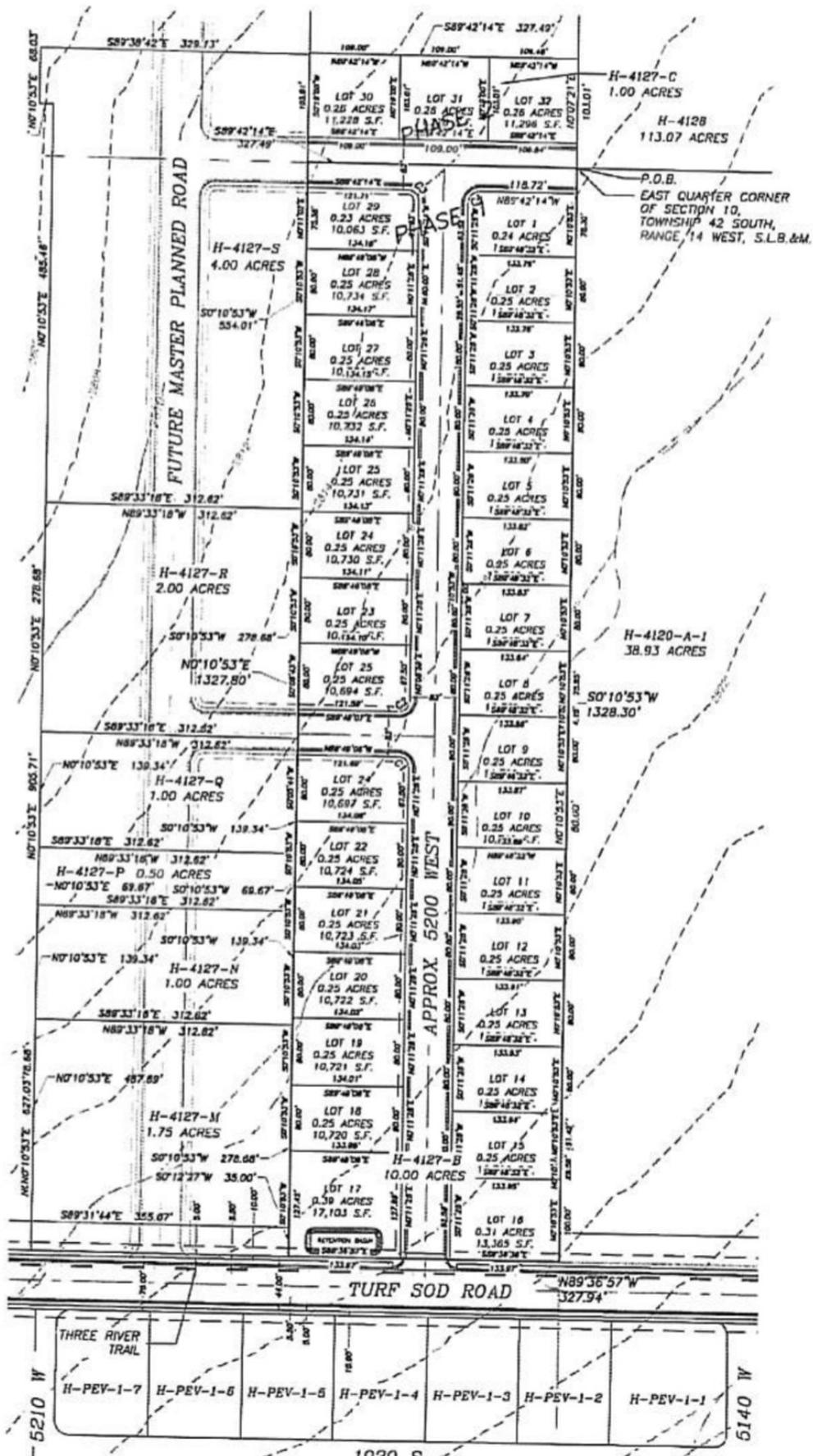


# BASH RE

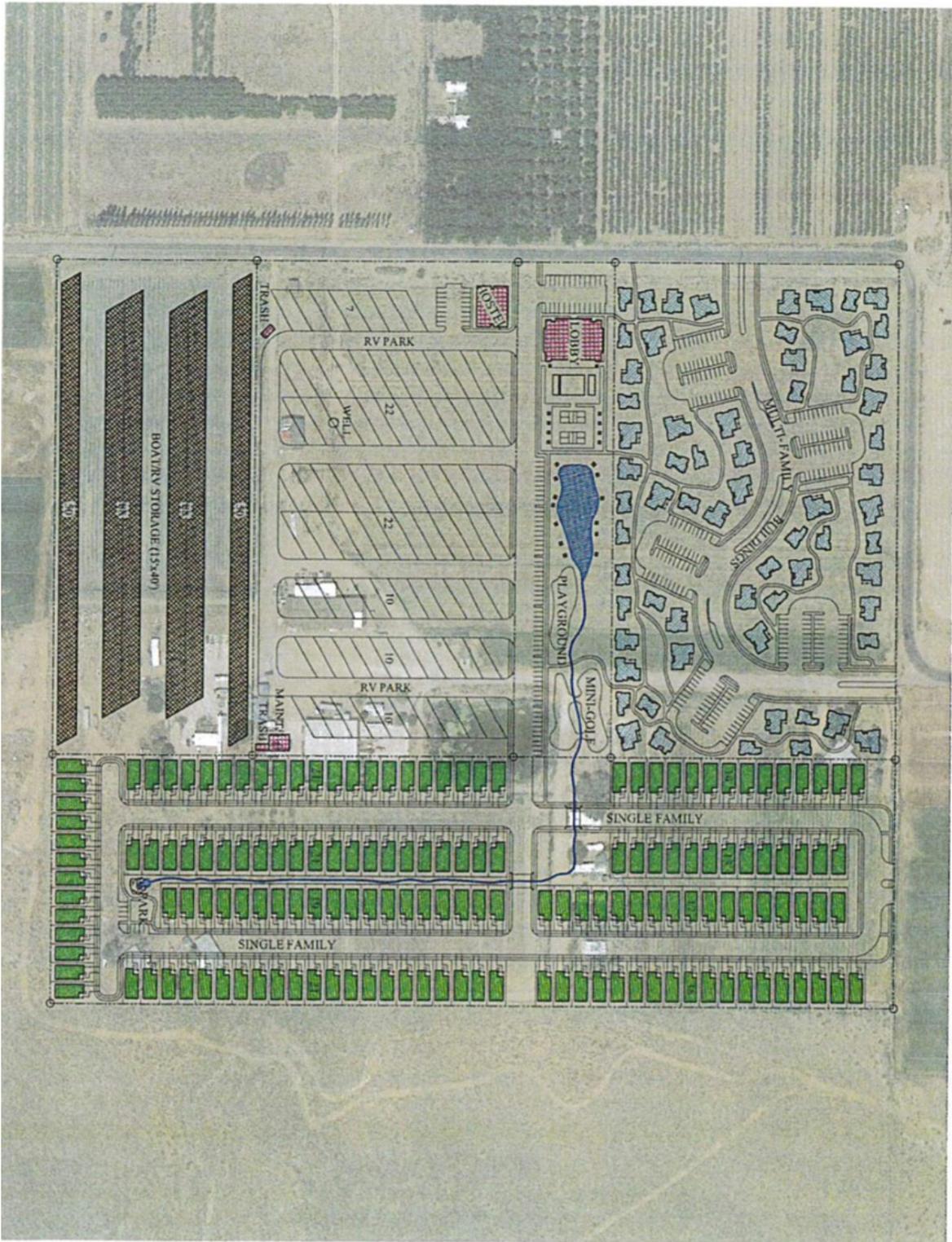
LOCATED IN SECTION 1, T  
HURRICANE, WASHINGTC



# TURF SOD ROAD DEVELOPMENT



# JEREMY JOHNSON PROPOSAL



PROJECT INFORMATION	
DESCRIPTION	COUNT
BOAT/RY STORAGE (15x40)	276
RV UNITS	81
MULTI-FAMILY BUILDINGS	65
SINGLE FAMILY	157

## CALENDAR

### **Holiday Lights at the Red Hills Desert Garden**

Red Hills Desert Garden will be transformed into a winter wonderland with thousands of holiday lights and displays that are guaranteed to add a little sparkle to the season. Lights are on nightly until 10 p.m.

375 Red Hill Pkwy, STG

### **Drive Through Light Show**

Through 9 Jan 2021

Location:: Red Cliffs Mall

\$15 per vehicle

Experience the Holidays like never before! This drive-thru light show is a memory your family can enjoy this year without masks or social distancing rules! Located in the rear parking lot, of RED CLIFFS MALL!

### **Dickens Christmas Festival**

2-5 Dec 2020

Dixie Convention Center

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

### **Hurricane Tree Festival**

Hurricane Community Center, 63 S 100 W,  
Hurricane

3 Dec, Casey Lofthouse and Friends, 7 to 9 pm

3 Dec, Tree Festival, 5 pm to 9 pm

4 Dec, Tree Festival, 12 pm to 9 pm

Dec 5, Tree Festival, 9 am to 9 pm

<https://www.hurricanerecreation.com/christmas->

[tree-festival](#)

### **2020 New Years Bash**

Washington City Community Center

31 Dec, 6 pm to midnight

<https://www.facebook.com/events/430850460947148/>

**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 11:30 am 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 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](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	186	83%
B	231	194	84%
C	274	219	80%
D	204	162	79%
E	259	192	74%
F	111	80	72%
G	86	67	78%
Total	1390	1100	79%

## 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 ACC INFORMATION

Newsletters can be seen at this page:

<http://dixiespringsacc.org/newsletter.htm>

If you have any questions for the ACC, please email them at [acc@dixiespringsacc.org](mailto:acc@dixiespringsacc.org)

For more information, see their web site at:

[www.dixiespringsacc.org](http://www.dixiespringsacc.org)

## 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!

FREE HURRICANE VALLEY CHOR CHRISTMAS CONCERT



*Hurricane Valley Choir*  
*Christmas Concert*

**In the Hurricane Fine Arts Center  
Located at 92 S 100 W**

Free Admission

**December 5, 2020  
@ 7:00 p.m.**

*Under the Direction of  
June Jeffery &  
Camille McCausland*

## EVENTS AT SAND HOLLOW

### Food Delivery

Sand Hollow Resort is now offering curbside services.

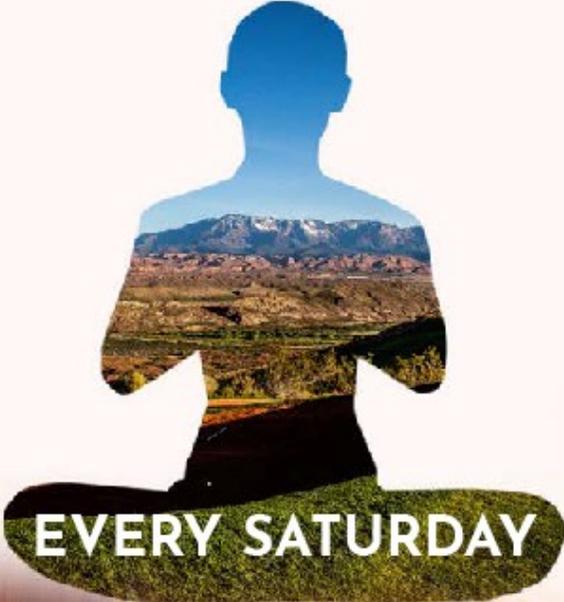
You can check-in for golf or pick-up your food to

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 **GRANOGLI**

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

EVENTS AT SAND HOLLOW

<https://sandhollowresorts.com/events/christmas-eve-shotgun-at-the-sand-hollow-resort-golf-course/>

