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**January 2021**

# *Dixie Springs Community Newsletter*

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

## **PLANNING AND COUNCIL MEETINGS**

### **City Council Meeting—3 Dec 2020**

Electric folks are running hard trying to keeping up with the growth.

Oct and Nov at Zion National Park were the highest visitation numbers in history. This causes a lot of traffic in Hurricane. The police are focusing on cars not stopping before turning. Accidents are higher than they have ever been.

The JUC is very busy. The JUC is the Joint Utility Committee. The Joint Utility Committee (JUC) has been established to provide a streamlined review for the development process. All infrastructure projects within the City of Hurricane are required to bring their designs before the JUC to receive a proper review and comment. Once the comments have been addressed on the project plans, the developer must obtain the signatures of each member of the JUC prior to starting work on the project. They try to maintain a 7 to 10 day turn around for

providing review comments. If the volume keeps up, that time will be increased to 20 days.

The City has projects they need to contract out, but it is almost impossible to find contractors because they are so busy.

SR7. Making progress on 2700 West and SR9 improvements. There are delays on the big poles.

Final site plan for Sky Mountain Properties LLC, a Recreational Vehicle Park located at 250 N 2260 W. 11.87 acres, 3 buildings and 109 RV spaces.

They have made the recommended changes. This is right behind the Clarion hotel. It was recommended by the Planning Commission. RV Parks need to come before the City Council for approval of the final site plan. There are about 300 existing RV sites already in Hurricane. There are a few on the docket and if they are approved, there will be about 800 RV sites in Hurricane. The RV park is a permitted use so it cannot be denied. The Planning Commission suggests that they make a change to

## PLANNING AND COUNCIL MEETINGS

the City code so RV parks are separately coded. There have approved about 5000 multi-family units in the last year and a half. RV sites cost about \$45K per pad to put them in. The reason there are a lot of RV parks is there are a lot of tourists and there are more people living in their RVs. Right now, RVs are a permitted use in all the commercial zones. Would like to separate them so RV parks can be better controlled. They want to work on this change. RV parks pay the transient tax. The final site plan was unanimously approved.

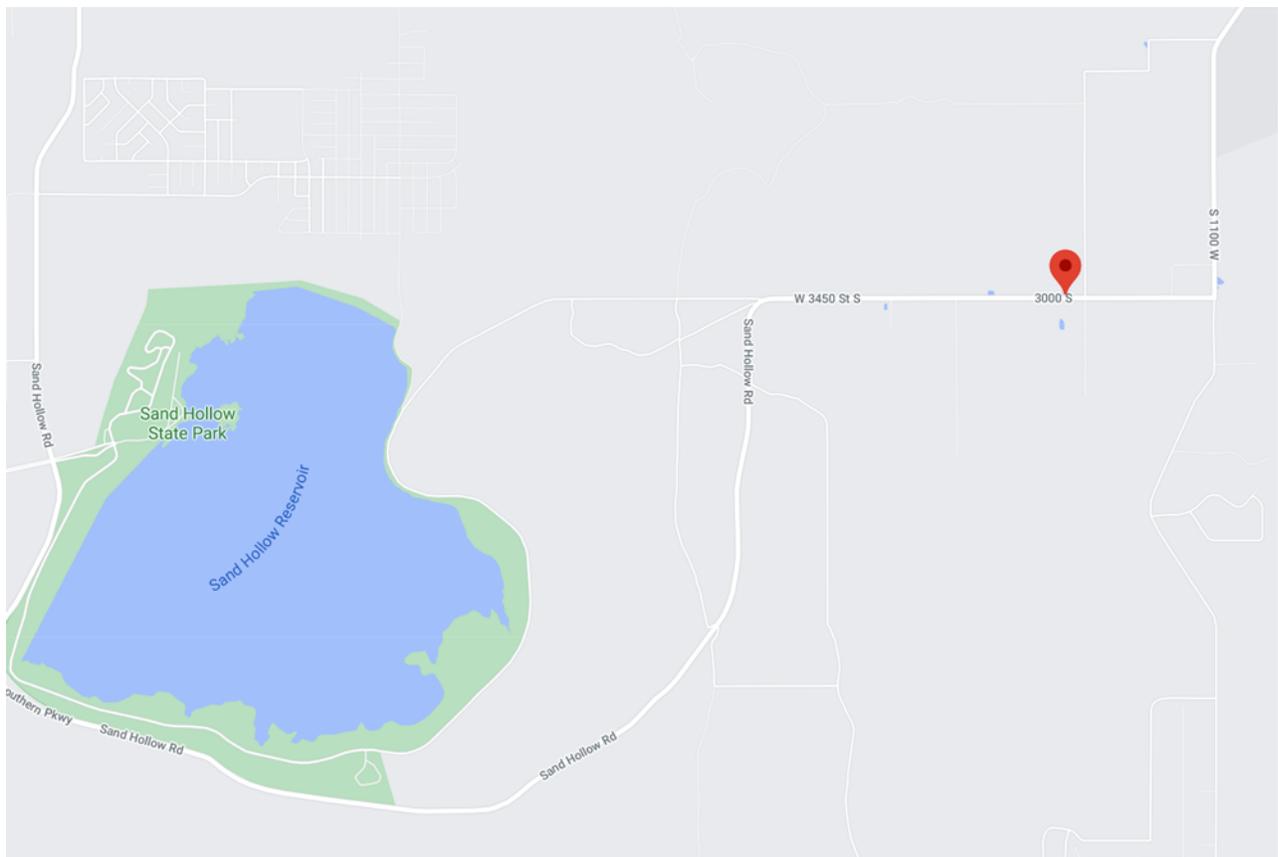
Final site plan for Zion Tiny RV, a Recreational Vehicle Park located at 1481 W State Street. 5 acres, 1 building, 46 RV spaces. The original

project was to built tiny cabins, but there were issues with utilities, so they changed it to a standard RV park, but they did not change the name. This is near the old Zion Animal hospital. Near the Dollar store. The final site plan was carried 4 to 1.

Combine lots D196 and D197 in Dixie Springs. Stephen Nelson. Asked if they have asked the ACC about the lot combination. They said they will need to submit their building plans to the ACC. The combination was unanimously approved.

### **8 Dec 2020 City Council and Planning Work Meeting**

3000 S is the road on the top of the hill to the east of Dixie Springs. 3000 S turns off SR7 to the east and SR7 continues north.

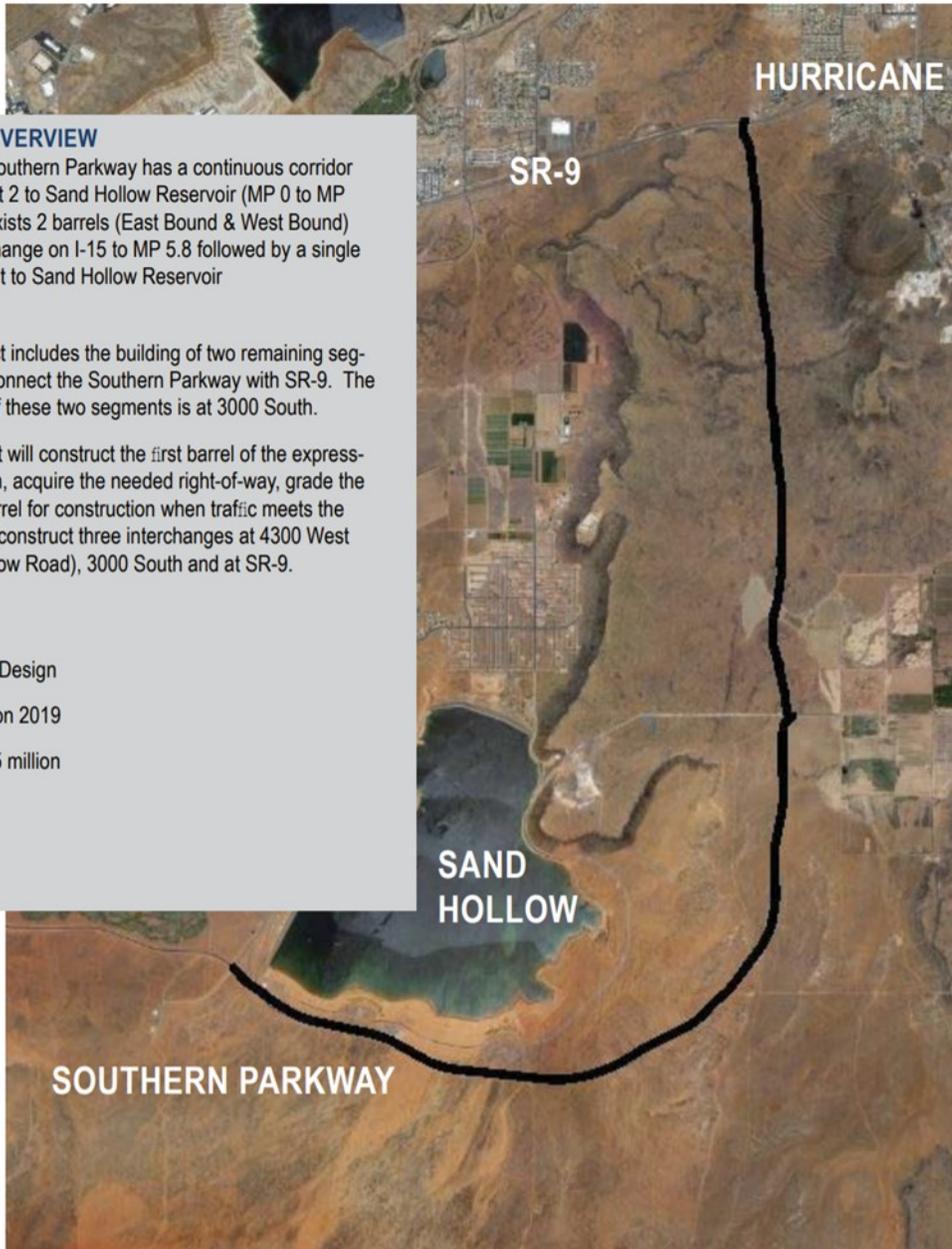


## PLANNING AND COUNCIL MEETINGS (CON'T)



### SR-7 SAND HOLLOW TO SR-9

Washington County - Southern Parkway



#### PROJECT OVERVIEW

Currently the Southern Parkway has a continuous corridor from I-15 at Exit 2 to Sand Hollow Reservoir (MP 0 to MP 18.3). There exists 2 barrels (East Bound & West Bound) from the interchange on I-15 to MP 5.8 followed by a single barrel alignment to Sand Hollow Reservoir

#### BENEFITS

- This project includes the building of two remaining segments to connect the Southern Parkway with SR-9. The midpoint of these two segments is at 3000 South.
- The project will construct the first barrel of the expressway design, acquire the needed right-of-way, grade the second barrel for construction when traffic meets the need, and construct three interchanges at 4300 West (Sand Hollow Road), 3000 South and at SR-9.

#### FACTS

- Status: In Design
- Construction 2019
- Value: \$75 million

Made an official presentation to get input on the master plan. Looking at 3300 home sites, 800 RV resort sites (they would be able to put a storage unit on the RV site), 200-400 units in a condominium resort. Want this to be a recreation

property. Lots of people want to come for the 4-wheel drive and ATV trails. Cater to people that want to recreate. Want to make a community that can access the trails. Did an informal market study and they think people are coming here from all

## PLANNING AND COUNCIL MEETINGS (CON'T)

over. Working with UDOT to add access points to the property off of SR7. The interchanges are not funded by the state. SR7 is a limited access highway. Can only have one per mile. Concern that there are too many of these types of properties being approved in Hurricane. They said they should consider some commercial properties for fuel and groceries. They plan to officially present the plan in January. May add a trail to the Copper Rock golf course.

### **10 Dec 2020 Planning Meeting**

Discussed the General Plan Update.

Long discussion about how to get affordable housing in Hurricane. Will be encouraging a certain percentage of affordable housing in certain zones.

Discussion of short-term rentals. Received a lot of comments of issues with short term rentals. Also comments that short term rentals are a good source of income for people thereby reducing the need for affordable housing. They came to the conclusion that the regulations are fine but they need to be enforced. Houses are being built with rentable units connected or in the home. They get the most complaints about the nightly rental of an entire home in a residential area. There is a large cluster of illegal rentals in Dixie Springs. It is very difficult to enforce their own code. A commissioner lives in Dixie Springs and he has called about people parking in the road, parking in the streets with large trailers with large numbers of vehicles. They drive fast down the road. They are there with the idea this is a vacation area and they can do whatever they want. He wants some regulatory authority that would enforce the city

codes. They need to keep residential areas residential. Another commissioner said they need to regulate and enforce. Another commissioner said vacation rentals are a large part of the economy. They need to enforce the issues such as noise and parking by enforcing the existing ordinances. They would need to hire people to issue the penalties. Talked about stricter rules for street parking. They decided they did not need any more rules.

Consideration and possible recommendation for a 71 Lot Preliminary Plat for Dixie Heights Subdivision, located at appx at 3870 W and 2570 S. Western Mortgage and Realty Company Applicant, Brent Moser and Karl Rasmussen Agent

RI-10 (our zoning maps currently states PF, but it was approved RI-10 with Elim Valley Zone Change). The applicant has applied for a 24.859-acre preliminary plat containing 74 lots. The applicant was recently given a zone change from PF to RI-10 as part of the Elim Valley Zone Change.

Note: Dixie Springs has RI-10 zoning. RI-10 is single family residential 1 unit per 10,000 square feet.

This development is right up against Dixie Springs lots. See the Dixie Springs map in the following pages – the blue area is where the development will be. Therefore, the development is adjacent to lots B199 to B226B and across the street from other lots in plat B.

Discussion. A new subdivision immediately adjacent to Dixie Springs. The land is currently owned by the school district and they are doing a land swap. (In the Elim Valley master plan, there

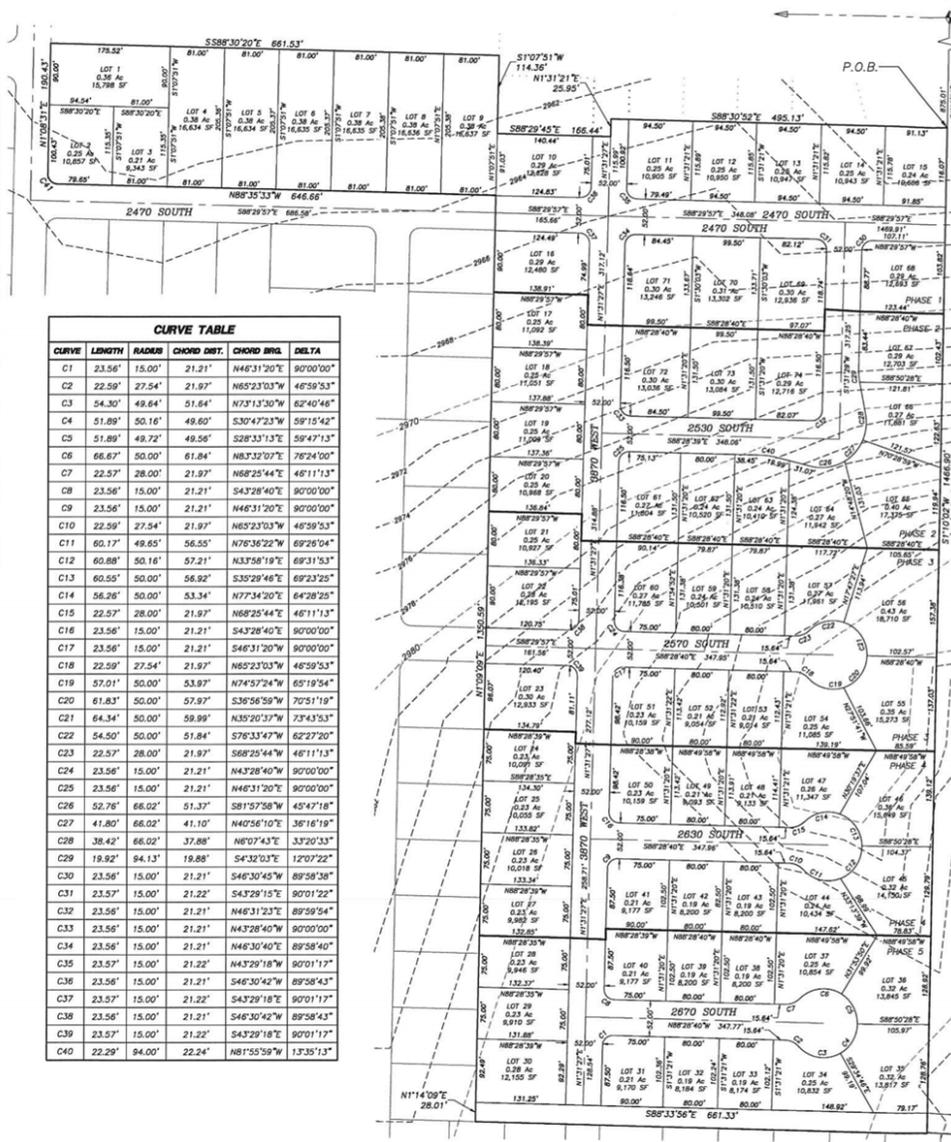
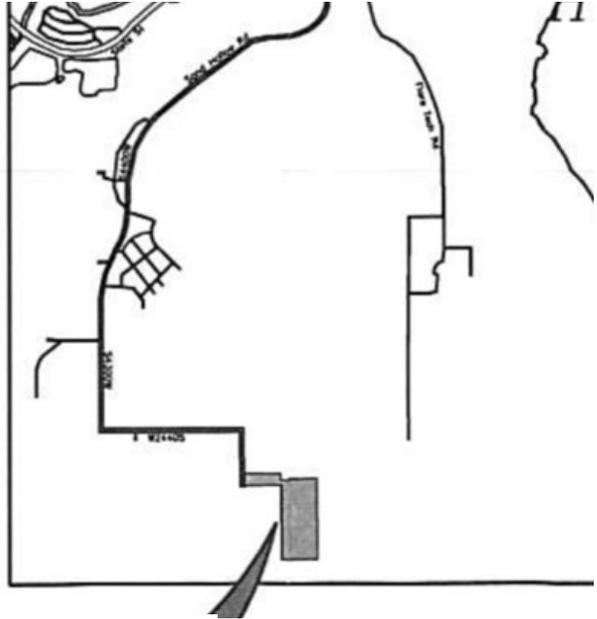
# PLANNING AND COUNCIL MEETINGS (CON'T)

TERRACE ALLUVIUM  $\geq 3\%$   
SCEPTIBILITY TO EXPANSION

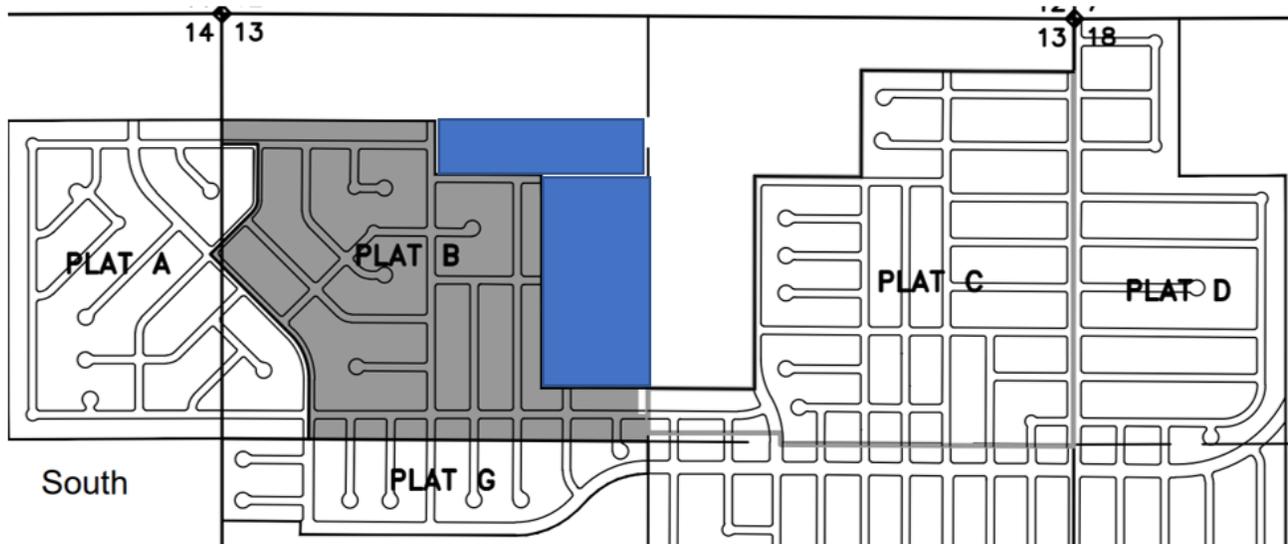
PTIBLE TO PIPING &

BEDROCK GENERALLY  $\leq 10$   
+ SOIL COVER  
IARD AND RESISTANT BEDROCK  
GROUND SURFACE.

ODERN SAND FUNE OR  
DEPOSITS



## PLANNING AND COUNCIL MEETINGS (CON'T)



was a school on this piece of land) This land is not a part of Dixie Springs. There are plans for an ACC like Dixie Springs has, but no HOA. Discussions about communication easements to the development. There are issues with the easement that they are working on. There are concerns about connectivity to this area. They would like to see people be able to connect from one cul-de-sac to the others. There is a hill they need to deal with. Also concerned that there is no east-west connectivity. The land to the east is owned by the Water Conservancy. The Water Conservancy may develop it in the future. The design concentrates traffic at one end. They are working on another land swap that would allow for more connectivity. They agreed to eliminate one of the cul-de-sacs. The Commission wants at least one more road that goes through to the Water Conservancy property. Motion: Send the recommendation of approval to the City Council with special attention to the communications issue that is in litigation, and addressing connectivity issues. Unanimously approved.

(Note: this will increase the traffic on 2470

South).

### 17 Dec 2020 City Council Meeting

Southern parkway. The south end of the Southern Parkway will be opened around the end of January.

Planning Commission. Provided the council a draft of the updated General Plan. This is the plan that is presently out for comment. The plan integrates commercial throughout the community. Developer wants commercial along the Dixie Springs Drive/ Sand Hollow intersection and they will consider it even though it is not currently zoned that way. Want to allow convenience stores and groceries stores in residential neighborhoods. Want to have “commercial nodes” along Sand Hollow road. The updated General Plan does not change zones right away, but allows the changing of zones within the plan. The General Plan provides guideposts for future zoning.

Chris Stewart’s representative was there to talk about the Hurricane airport. There have been increased helicopters coming in in the last few years and there have been complaints about noise, flying low, scaring livestock, etc. SUU is using the airport

## PLANNING AND COUNCIL MEETINGS (CON'T)

for training and practice. They are flying too low. They looked at the option of a noise ordinance. Looking at finding sites that are not over the residential areas.

Scholzen Products expansion. They are thankful they have not had to close their store. They are going to build a new steel warehouse. The current one is old and does not have enough room. They are planning to build a 50,000 ft<sup>2</sup> warehouse at the north end of the property. Will have three cranes in the building.

Consideration and possible recommendation for a 71 Lot Preliminary Plat for Dixie Heights Subdivision, located at appx at 3870 W and 2570 S. Western Mortgage and Realty Company Applicant, Brent Moser and Karl Rasmussen Agent

This is the land in the middle of Dixie Springs. The

maps are above in the Planning Commission meeting minutes.

The Planning Commission proposed changes to provide more connectivity. The change would eliminate one cul-de-sac. There was also a question about the communication easement. The city is working to get the easement clarified. They want to approve but it cannot go forward until the communications easement is clarified. There were two lawsuits that were just resolved, Western Mortgage and First Federal. The First Federal had issues with the communication easement.

Motion was made to approve the final plat plan for Dixie Springs Heights Subdivision subject to a resolution of the master communication easement issues to the satisfaction of the City of Hurricane. Unanimously approved.



## 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!

### **Winter 4x4 Jamboree**

14-16 Jan 2021

This spectacular event features world-class rock crawling combined with gorgeous views of Zion National Park, Pine Valley Mountain, Sand Hollow Reservoir and more! The Winter 4x4 Jamboree is a non-competitive trail run event for high clearance 4x4 vehicles. Groups of participants are led on rated trails by experienced trail leaders and helpers. Trails are rated on a 10 point scale, with a rating of 1 for graded roads that may be easily traveled by most cars and a rating of 10 for purpose-built vehicles.

<https://www.winter4x4jamboree.com/>

### **Arts to Zion Art and Studio Tour**

The “Arts to Zion” Art and Studio TOUR is a self-guided art adventure through our beautiful, mountainous, breathtaking countryside.

This annual event will be held over the Martin Luther King weekend, upcoming Jan. 14-18th, 2021

<https://artstozion.org/>

### **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	221	81%
D	204	162	79%
E	259	192	74%
F	111	80	72%
G	86	67	78%
Total	1390	1102	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!

## EVENTS AT SAND HOLLOW

### Food Delivery

Sand Hollow Resort is now offering curbside services.

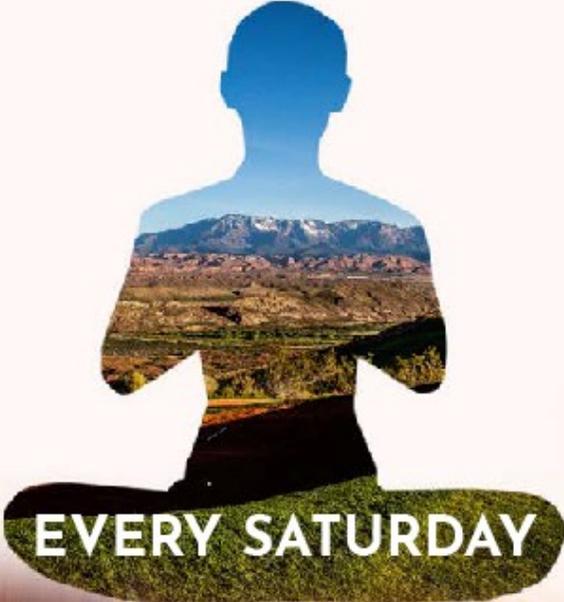
You can check-in for golf or pick-up your food to

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