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February 2021

Dixie Springs Community Newsletter

www.dixiesprings.info

DIXIE SPRINGS YEAR IN REVIEW

This is our fifth year in review.

184 homes were built in 2016.

156 homes in 2017.

118 homes in 2018.

96 homes in 2019.

94 homes in 2020.

Be sure to welcome all the new neighbors and make them feel part of this great community. As we get larger, it is easy to become impersonal but we should warmly welcome our new neighbors. Ask them if they would like to receive the newsletter and if so, have them send their name, email and lot number to webmaster@dixiesprings.info

Section	# Lots	# w/houses 1/2020	Percent 1/2020	# w/houses 1/2021	Percent 1/2021	# Increase in Last Year
A	225	180	80%	186	83%	6
B	231	187	81%	194	84%	7
C	274	196	72%	221	81%	25
D	204	149	73%	162	79%	13
E	259	172	66%	192	74%	20
F	111	63	57%	80	72%	17
G	86	61	71%	67	78%	6
Total	1390	1008	73%	1102	79%	94

SOUTHERN PARKWAY CONSTRUCTION NOTICE

OVERVIEW

- The SR-7 (Southern Parkway); Sand Hollow to SR-9 Project is in the final stages of construction and is currently on schedule for the deadline completion date in 2021.
- American Civil Constructors is continuing with concrete placement on the overpass structures as well as the installation of electrical conduit throughout the project. Concrete is scheduled to be placed on the bridge deck of the 3000 west overpass Mid-January.
- Sand Hollow Road will remain 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 and untreated base course has been placed. Asphalt is scheduled to resume in March of 2021 and anticipated to be complete in April of 2021. Southern Parkway will remain open west of the reservoir toward Washington City and the Saint George Regional Airport.
- The majority of the heavy earth moving has been completed project and the only small sections of the finish untreated base course placement remains.
- As part of the final stages of construction, seeding will begin on the slopes as well as installation of permeant sings throughout the project.
- Anticipated hours of construction will remain to be from 4:00 a.m. to 10:00 p.m., Monday through Saturday. There are no forceable road closures in the near future.
- Safety is a priority. Please use caution when traveling along SR-9 and when entering and exiting the newly constructed Sand Hollow Road interchange. Also, as a reminder that entrance into all work areas is prohibited to the public.

Contact: Jeff Webb, Phone: (435) 986-0566 Email: southernparkway@utah.gov. Project Website: www.udot.utah.gov/southernparkway



Sand Hollow ATV Tunnel

PLANNING AND COUNCIL MEETINGS

City Council Meeting—7 Jan 2021

The Police Department is seeking a new law enforcement officer. The problem is many other local police forces are looking for new people and they are hoping to hire someone from another police force. One issue is because of what they pay in wages, the police officers cannot afford to live in Hurricane. The current public opinions of law enforcement is not helping. They are anticipating more civil unrest but there are good people in Hurricane. Hurricane Family Pharmacy was selected to give COVID-19 inoculations to the local care centers. There will be pet licensing and rabies clinics in the next few months.

SR9—there is black steel up at 2600 West for a new signal. Should be operational 25 Jan 2021.

Hoping to have a paved path that is 12 feet wide along Purgatory road at the regional park to Sullivan Trail. There is also a desire to have a trail along the river but the Purgatory trail would probably happen first.

The latest projection for the opening of the SR7 extension around Sand Hollow is the end of March. (It was supposed to be open at the end of 2020) .

Trying to get funding for Sand Hollow Road from the State since it provides access to the State Park. Sand Hollow is the most successful State Park in the State and there is a lot of heavy traffic on the road because of the State Park.

Yesterday, they had the largest JUC agenda they have ever had and they had to turn some people away. The JUC is the Joint Utility Committee. There was a 50% increase in building in 2020.

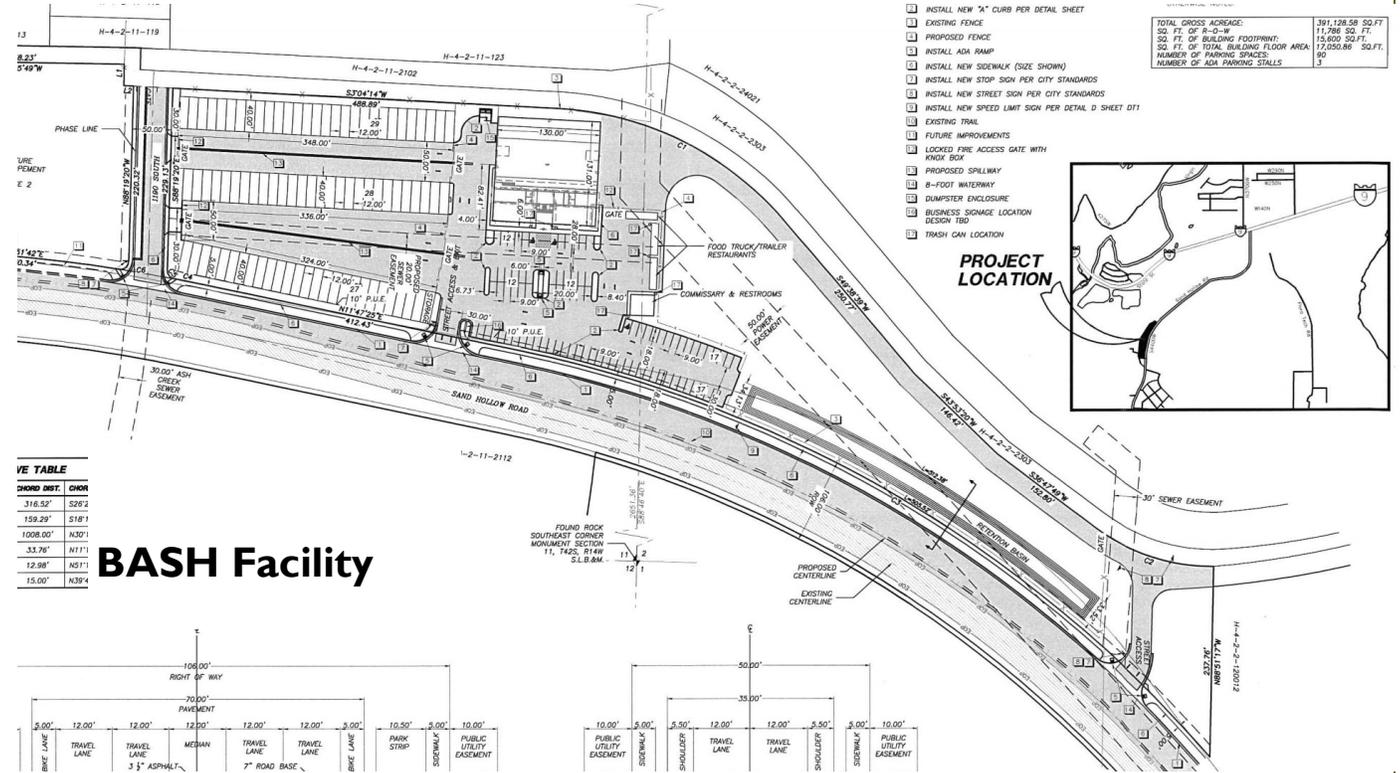
The Planning Department has been busy. The draft general plan has been out for comment and many have been received.

Update of nuisances ordinance and code enforcement. Code enforcement is an issue. Other cities are using a civil system rather than a criminal system for code enforcement. This gives the city more flexibility on how to handle fines.

Enforcement of short term rentals, for example, would be easier. Recommended that the City of Hurricane look at using a civil system.

A company that does enforcement of vacation rentals came to the City. They said there were 480 vacation rentals in Hurricane which means there are a lot of unlicensed homes being rented. They would send a letter to those operating without a license and then monitor the compliance. They provide a 24 hour hot line for citizens to call with complaint. It would cost about \$35,000 per year. If they go with this company, there will be a lot of complaints to the City Council when the unlicensed homes are shut down. They cannot use a listing to prove the house is being rented, but the reviews are proof that someone stayed there and therefore they can shut them down. There are also homes that are supposed to be under residential hosting (the owner is there) but they are renting the entire home. There are homes that are renting to more people than are allowed in that home. Cities have found that the more short term rentals there are, the higher the housing prices are. It would be good to change illegal short term rentals to long term rentals. The Council needs to find ways to keep people here and have homes that are affordable. Will see if they can exclude the areas that are set up as all short term rentals from the homes the

PLANNING AND COUNCIL MEETINGS (CON'T)



Consideration and possible recommendation of a preliminary plat and preliminary site plan for The Estates at Sand Hollow, a 216 lot subdivision located in the west section Sand Hollow PDO at Sand Hollow Parkway and 3150 S. Hurricane Hills Ranch Estates LLC Agent, Valerie Espinoza Agent.

216 homes on sites from 1/3 an acre to 1 acre. Single family residential homes, located on the west side of Sand Hollow subdivision.

Most of the staff comments were about the design of the southern half, or southern island piece. That section does not meet the City access standards and water modelling. There are right of ways that do not meet the City's cross section standards. However, since it is a PDO zone, they can set different standards for the cross sections. An issue is in some areas the sidewalk is only on one side of the street. A person from Sky Mountain said having sidewalks on one side of the

street was not good idea—it is a dangerous situation for pedestrians.

There were a number of issues with the plan that need to be addressed. Voted to continue this to the next meeting in 2 weeks and look at a new plan that addresses the issues.

Consideration and possible approval of a final site plan for the Bash Facility, an Automotive, Retail, and Storage Facility located at Sand Hollow Road and Abbey Road. Western MRG and Realty Applicant, Brent Moser Agent.

The applicant is seeking to construct a business with storage for rental and maintenance of recreational vehicles, some retail, food truck locations, and storage units. These uses are permitted in the General Commercial Zone.

A member recommended added a deceleration lane to the entrance to the facility.

ESTATES AT SAND HOLLOW



PLANNING AND COUNCIL MEETINGS (CON'T)

There is no fully signed construction set yet, so this was continued to the next meeting.

City Council Meeting—21 Jan 2021

There is concern about a possible increase in the cost of power with the new administration.

Concerned about new standards that will set the amount of renewable power that is required. The Power Board will be looking at possible sources of renewable energy.

The State is hoping that COVID vaccines will be available in the community (pharmacies, etc) by the middle of March.

They are going out on bid to chip seal roads in Hurricane. One the roads is Flora Tec Rod (the road north from the east side of Dixie Springs that goes by the pecan farm).

Pecan Valley Subdivision will be causing work to be done on Dixie Springs streets:

Upgrade to water lines in Dixie Springs from 10 inches to 12 inches, and on 5140 W from 8 inches to 12 inches.

The Pecan Valley subdivision is between Dixie Springs Drive and Turf Sod Road along 5140 West.

Planning Commission Meeting—27 Jan 2021

Public hearing on a zoning map amendment request located at 1355 S 3325 W from RA-1, residential agriculture 1 unit per acre, to MH/RV. Jeremy Johnson agent.

(This is the land east and across the street from the Pecan Farm. This property has the old buildings and temporary structures on it, and a

well that does not meet the current State of Utah standards. Previous newsletters have talked about different attempts to have this area rezoned and Mr. Johnson's desire to have city utilities brought to the area. In past meetings, a number of people talked against this great increase in density because the roads cannot handle the traffic, the areas around it are less dense, and the lack of utilities to the parcel.)

There were no public comments.

Consideration and possible recommendations on a zoning map amendment request located at 1355 S 3325 W from RA-1, residential agriculture 1 unit per acre, to MH/RV, mobile home/RV. Parcel numbers H-3-2-7-45031 and a portion of H-3-2-7-4501, located at Flora Tech Road. Jason Park LLC Applicant, Jeremy Johnson Agent.

In August of 2020, Mr. Johnson applied to change the zoning to have this property and the rest of the parcel zoned as MH/RV, Planned Commercial, and General Commercial. That application was recommended to be denied by the Planning Commission and then denied by the City Council two months later. The applicant is seeking to change a smaller portion of his property to MH/RV Zoning, 8.14 acres.

Staff makes the following findings:

1. The proposed amendment is not compatible with the goals and policies of the General Plan.
2. The proposed amendment is generally in harmony with the overall character of existing development but would expand on the current uses.
3. Public facilities are not adequate to provide

PLANNING AND COUNCIL MEETINGS (CON'T)

service to the parcel.

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

He is trying to find a place for the people that currently live there. He understands that they do not want RVs coming down Flora Tec road. They do not want short term RV residents. They want long term RV residents because the road could not handle the traffic.

The land was annexed into the City of Hurricane in the mid 1970's. People were living there before it was part of the City. The zoning changed when it was annexed.

People will come about least once a week looking for a place to stay short term, and Jeremy generally allows them to stay.

The issue is if the zoning is changed to allow RVs and mobile homes, he can have short term stays unless there is a development agreement.

The commission needs to make it clear that if this zone changed is approved, the existing units will be moved off the rest of the property onto this rezoned land. Another issue is RV zones should be near major roads and shopping, and this is one is not.

Right now, there are a number of RVs clustered together on a cement slab. They would be moved if the zone change is approved.

One council member visited the property and said she saw that the living conditions are very bad. Unsafe and unhealthy conditions. She does not see that making this change will significantly change the conditions. She saw people living in their cars.

She was astounded that there are people in Hurricane living in those conditions. She thinks these violations need to be addressed.

Jeremy agreed that there are a lot of improvement that need to be made. He is trying to make improvements. He knows it is not a long term solution.

Even though the existing people are grandfathered in, the City of Hurricane can enforce violations of health and safety codes.

Another council member did not think the zone change meets the criteria for the change, in accordance with the staff comments.

Another council member said this change would allow them to bring in utilities for at least this small area.

Moved to send the recommendation of approval to the City Council with the condition that they enter a development agreement with the conditions that they bring utilities into the entire property, that they bring all of the buildings on the land up to code, eliminate all unlicensed operations, no additional units beyond what is there presently be added to the property, all mobile homes and RVs are moved to the RV area, no short term residents are allowed. They voted and there was a tie, so it is forwarded to the City Council.

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CALENDAR

My Funny Valentine

Rattlin' D Playhouse (right down the road at the Diamond Ranch Academy!)

Dates from 4 to 27 Feb 2021. Dinner at 6 pm, show at 7 pm. Prices range from \$22 to \$37.

See: <https://www.rattlindplayhouse.com/>

Skyfest Balloon Festival

Sand Hollow Resort

6 Feb 2021, Morning Flight: Come out to Sand Hollow Resort and enjoy the Sunset Flight – Launch time based on weather permitting. This is a fair-weather event. Limited Space

Glow Party: Come out to Sand Hollow Resort and enjoy our glow party with over 30 balloons and food trucks available! Launch time based on weather permitting. Fairweather event. Limited space available – masks required.

<https://sandhollowresorts.com/upcoming-events/>

2021 St George Area Parade of Homes

12-21 Feb 2021

The 2021 St. George Area Parade of Homes is no ordinary Parade. It is the largest Parade in the state featuring 29 new homes full of the extraordinary.

This event has a long-standing tradition of displaying a variety of spectacular homes and introducing exciting new trends to attendees across the state. The homes are set among breathtaking landscapes only found in Southern Utah.

<https://paradehomes.com/web/>

Road Rage Duathlon

13 Feb 2021

9 am to 6 pm

Bloomington Park

Test your skills with this awesome biking and running event. The Road Rage Duathlon features Running and Biking courses throughout the southern part of St. George. The event will stage from Bloomington Park where riders will bike an extended version of the Bloomington Loop and run along the paved city trails that hug the Virgin River.

<https://www.sgcity.org/sportsandrecreation/allartsandrecreation>

Cupid Shuffle 10K Race

20 Feb 2021

8 am to 6 pm, Confluence Park

Work off those Valentine's Day Chocolates with an out-and-back 10K from Confluence Park to Sun River. Each race has a wave start, you select the 1/2 hour window for your start and go. First wave begins at 9 am, final wave begins at 11:30 am.

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

Dixie State University Events can be seen at:

<https://events.dixie.edu/mastercalendar/>

[MasterCalendar.aspx](https://events.dixie.edu/mastercalendar/)

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 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 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.

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	186	83%
B	231	194	84%
C	274	223	82%
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E	259	192	74%
F	111	80	72%
G	86	67	78%
Total	1390	1104	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

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

For more information, see their web site at:

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



VIP Sky Fest GLOW PARTY
PRESENTED BY TDS
FEBRUARY 6TH, 2021

NO SPECTATORS ALLOWED ON SAND HOLLOW RESORT PROPERTY DUE TO COVID-19
VIP PACKAGES REQUIRED TO ATTEND GLOW PARTY
RESERVATIONS FROM 6:00PM - 8:00PM LIMITED SEATING AVAILABLE

DINNER PACKAGE	
INDOOR SEATING	OUTDOOR SEATING
<p>Includes: Three Course Meal Dining Room seating inside the Sand Hollow Resort Grille</p>	<p>Includes: Three Course Meal Exclusive Patio Seating to view the glow</p>
\$49.99 per person	\$74.99 per person
RESORT STAY AND DINNER PACKAGE	
INDOOR SEATING	OUTDOOR SEATING
<p>Includes: Junior Suite Three Course Meal Dining Room seating inside the Sand Hollow Resort Grille</p>	<p>Includes: Junior Suite Three Course Meal Exclusive Patio Seating to view the glow</p>
\$99.99 per person	\$124.99 per person

BASED ON DOUBLE OCCUPANCY

CONTACT ZOE@SANDHOLLOWRESORTS.COM TO RESERVE YOUR PACKAGE

PREPAID RESERVATIONS ONLY

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