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June 2021

Dixie Springs Community Newsletter

www.dixiesprings.info

EMERGENCY ROOM COMING TO HURRICANE

Intermountain Healthcare is expanding the building they now have in Hurricane to include a 24 hour emergency department. The campus will be considered a satellite campus to the main hospital on River Road. The Hurricane campus also includes an imaging center, pharmacy, lab

services, rehabilitation services and family medicine.

They will start the construction on 16 June 2021 and it should be completed in late 2022.



PLANNING AND COUNCIL MEETINGS

City Council Meeting—6 May 2021

Police report: In 2019, Hurricane had 2640 cases. This year they are currently at 2766 cases. April was a very busy month—there were a lot of events. Ironman went well. The World Ironman will be here in September (Friday 17 Sep 2021).

There was a fire on Kolob and a fire on Duck Creek.

Funding was received for additional RV sites at Sand Hollow. There will be a need for an additional pump station there and at another location. Question: How is the sewer capacity with all the growth? Answer: Capacity is doing very well. The treatment lagoons have more treatment capacity than winter storage capacity. In the winter, they fill over. They have some rapid infiltration basins. They are designing the Confluence Park treatment plant which will help. That will give them 3 to 5 years before they will have to convert to mechanical treatment. The current treatment lagoons will likely convert to clean water for irrigation. They are looking for water reuse for irrigation. Utah does not allow “Toilet to tap”. With the delays of the Lake Powell Pipeline, the water will need to be reused 3 or 4 times to meet the demand. Would hate to see the farmlands being purchased just for their water rights.

Frog Hollow Dam has cracking problems. The cost is about \$5.4 million. Much is being funded by outside agencies.

Gould Wash flood control project. Could modify the channel through town—big project—or build a dam upstream and do some modifications downstream—or build a dam upstream of Gould

Springs with the same channel modifications. This would cost \$50 to \$70 million. The City would have to come up with about 7 percent.

Sand Hollow Mesa signed the PDO last week.

SR7 will opening on May 19th. There will be ribbon cutting on the afternoon. There will be bicycle riding event up SR7 to SR9 and back.

Discussion of increasing the water rates

2% and .10 increase per thousand gallon increase. This mirrors the increases of the water conservancy. Get about \$300,000 increase the first year. This provides the money to start planning for additional wells.

.10 increase per thousand gallons every year—the increase is timed to go with the Conservancy District increases. No expiration date.

Then a 2% inflation increase that is subject to review. The 2% increase is for the entire water bill.

For the .10 increase: If someone uses less than 10,000 gallons per month, it is about \$1 increase. 40,000 to 50,000 gallons is about \$3 per month. This is the first year. Then it will increase .10 every year. This does not include the 2% increase.

At the rate Hurricane is developing, they will be out of water in 5 years.

There are three well sites with preliminary approval—the money is needed to develop these wells.

Even with developing everything they have, they are going to need a new source of water.

Want to be sure the funds are used for water development.

Moved to approve the rate increases with the

PLANNING AND COUNCIL MEETINGS

requirement that the .10 increase is reviewed at least every 5 years. (The 2% increase already had an annual review). Unanimously approved.

These increases go into affect by the end of the summer. The increase will match the date of the Water District annual increase.

Sand Hollow Village

See pages 5 and 6

This is a 60.622 acre, 161 lot development. The zoning is R1-10, which is the same zoning as Dixie Springs. This is on Turf Sod Road, directly east of the Pecan Valley subdivision.

The Planning Commission sent this forward with approval. There was an issue with sensitive lands, which are areas with slopes more than 10 percent over more than 2 acres. The Planning Commission recommended to waive the requirement for the sensitive lands application because of the open space provided on the plat. The applicant also stated they would add access to the open space, to include some trails, and dedicate the land over to the city.

Power is in limited supply for Pecan Valley. The subdivision on lot 1 is providing a substation to help increase the power supply to the area (the southwest corner of the property).

Approve as requested with the redline adjustments and the sensitive land exemption.

Planning Commission—13 May 2021

Discussion and consideration of a possible recommendation on a preliminary plat for Oak Haven, a 39-lot subdivision located on Turf Sod Road and 5140 W. Monte Slavens Applicant, Civil

Science Agent.

See page 7.

39 single family homes to be developed in 2 phases.

The applicant is seeking a preliminary plat for 13.68 acres containing 39 lots. This section of the parcel has recently been rezoned to R1-10. The property owner to the east recently had a preliminary plat approval (Sand Hollow Village) that contained roadways stubbed into this property. Oak Haven's and Sand Hollow Village Roadways currently do not align properly. Sand Hollow Village was approved with the condition that the two property owners aligned their roadways.

This property also has the same issues that other developments on Turf Sod Road have, namely inadequate second fire access, water looping, and power. These items will need to be resolved before any additional development can take place in the area. In addition, with all the proposed development on Turf Sod Road, the intersection of Turf Sod Road and Sand Hollow Road needs improvements.

They are working on secondary access on Turf Sod Road. They are doing a water study to make sure there is enough water.

Sand Hollow Village is the property to the east.

There is a lot of utility work that needs to be done.

Approved subject to JUC comments and staff comments.

Discussion and consideration of a possible recommendation on a preliminary plat for Rock Hollow Subdivision, a 53-lot subdivision located on 1100 W near 3000 S. Chad Palmer Applicant, Bob Hermandson (Bush & Gudgell, Inc) Agent.

PLANNING AND COUNCIL MEETINGS (CON'T)

See page 8 and 9

The applicant is seeking a preliminary plat for 17.13 acres proposing 53 lots. This section of the parcel has recently been rezoned to R1-10. The City has recently worked out details for a realignment of 1100 W that impacts this property. The realignment has been agreed to by the property owner.

The developer is happy to comply to the staff comments.

Approved subject to JUC and staff comments.

City Council—20 May 2021

Chip seal projects throughout the community. There were 14 building permits last week.

Preliminary plat for Oak Haven, a 39 lot subdivision located on Turf Sod Road and 5140 West.

See page 7.

134.68 acres, 39 single family lot subdivision to be developed in two phases. R1-10 zoning (same as Dixie Springs)

Approved unanimously by the Planning Commission.

They have power for 50 units which means there is enough to this phase. The water loop is almost complete.

Unanimous approval by the City Council.

Preliminary plat for Rock Hollow Subdivision, a 53-lot subdivision located on 1100 W near 3000 S.

See pages 8 and 9.

17 acres.

This is up on the hill to the east of Sand Hollow.

Unanimous approval by the City Council.

NIGHTLY/VACATION RENTAL COMPLAINT HOTLINE

The City of Hurricane has hired a company to manage nightly/vacation rentals. There is a 24/7 hotline to report any violations and/or complaints regarding nightly/vacation rentals. You will need to know the address of the property.

You can call:

714-650-8685

Or use this web page:

<https://secure.hostcompliance.com/tips>

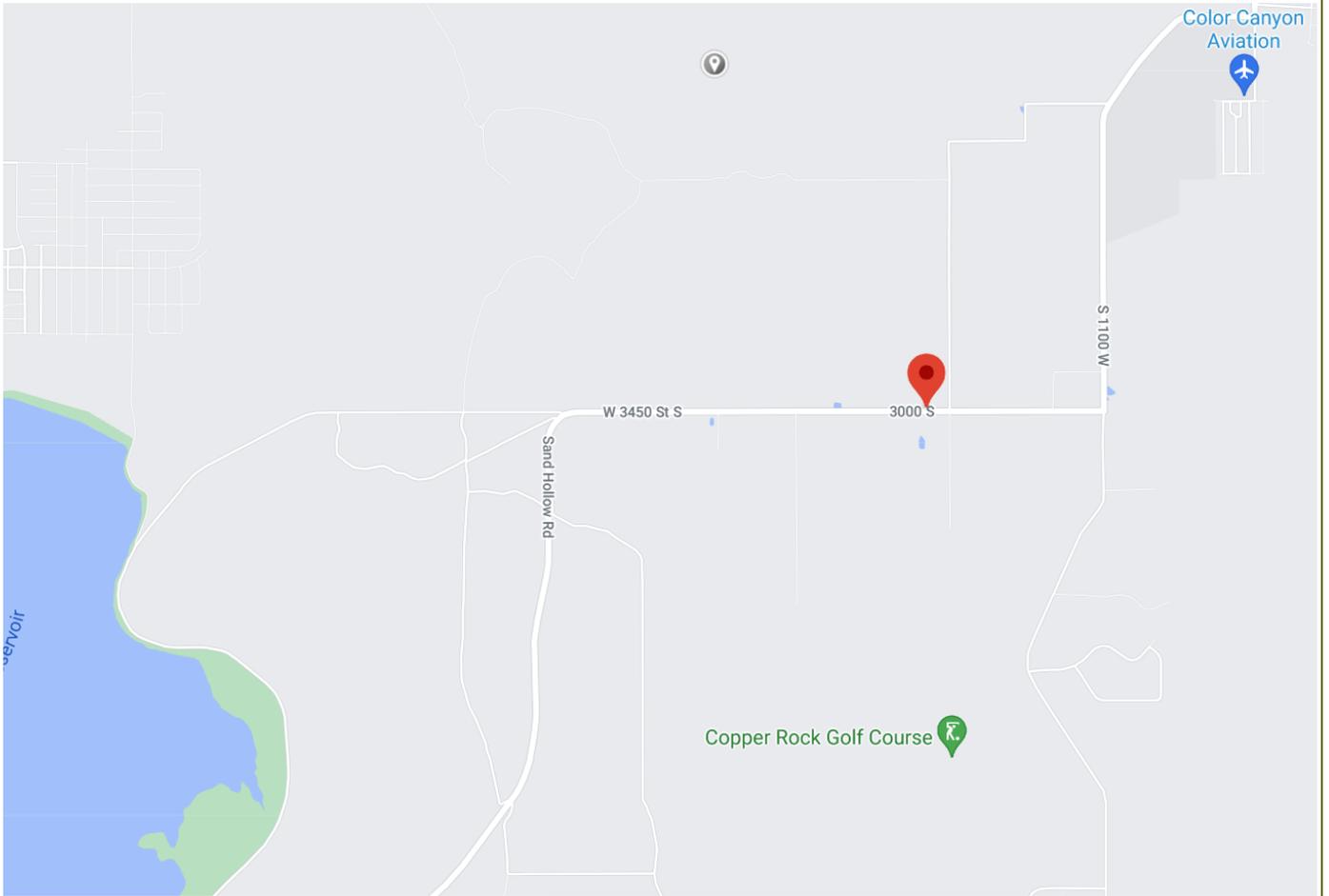
PLANNING AND COUNCIL MEETINGS (CON'T)

Oak Haven



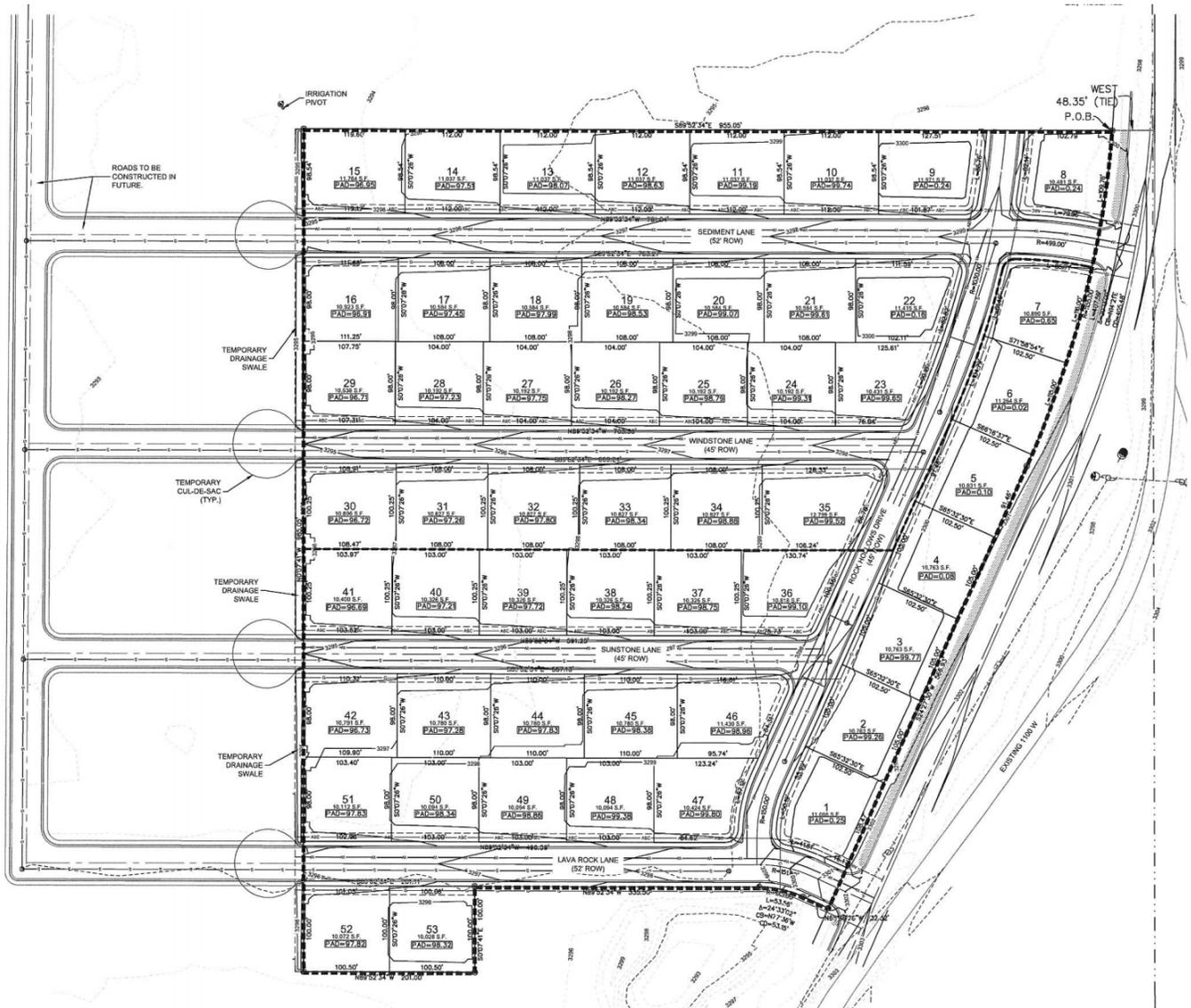
PLANNING AND COUNCIL MEETINGS (CON'T)

Rock Hollow Subdivision



PLANNING AND COUNCIL MEETINGS (CON'T)

Rock Hollow Subdivision



CALENDAR

First Friday

4 Jun 2021, 6 pm until midnight

The first Friday of every month, Legacy Park in Hurricane comes alive with food trucks, beer gardens, vendors, live music and bounce houses.

Hurricane Farmers Market

5, 12, 19, 26 Jun 2021, 9 am to noon

Hurricane City Community Center, 100 W 100 S.

Hurricane Valley is full of talented farmers, bakers, and crafters who have local produce and homemade goods. The Hurricane Farmers Market runs May-Oct from 9 am to 12 pm every Saturday and is located on the front lawn of the Hurricane Community Center.

Hurricane Concerts in the Park

3 and 17 Jun 2021, 8 to 9 pm

Pioneer Park, 200 N Main St, Hurricane

1st abd 3rd Thursday May—Sep

3 Jun—Rock N Horse Band

17 Jun—Woodshed Jammers

St George Summer Movie Series

Town Square Park, 50 S Main St, St George

11 Jun 2021, 8:45 pm to 10 pm

“Onward”, PG, 92 min.

25 Jun 2021, 8:58 pm to 10 pm

“The Adams Family 2019”, PG, 86 min.

The Town Square becomes a movie theater on the 2nd and 4th Fridays of June through August. Classic movies will be shown at the big screen under the stars. Bring a blanket and/or lawn chair

and goodies. Movies begin as dusk.

Hurricane/LaVerkin Summer Movie Series

11 Jun 2021—“While You Were Sleeping”, 63 S 100 W, Hurricane Community Center

25 Jun 2021, “Mulan (2020)”, 401 North Main Street, LaVerkin

Indoor movies: 6 pm

Outdoor movies: 9 pm

Concert in the Park

14 Jun 2021, 7:30 pm to 9:30 pm

Vernon Worthen Park

Larry Jones, entertainer/impersonator.

The Concert in the Park Series is a celebration of wonderful music, open parks, and family celebration. The Series runs the second Monday of each month from April through September at Vernon Worthen Park. Park seating is available. Families are welcome to bring blankets, lawn chairs, and food. The concert series is FREE.

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 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!

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/>.

Dixie Springs Rebels

Dixie Springs Rebels Cars and Coffee every Saturday morning from 7:30 am to 9:30 am—note the change to summer hours (weather permitting) at Dixie Springs Park (below Sand Hollow dam). Come and hang out with other car guys and talk about our favorite rides while we practice common sense safe get-togethers. Feel free to bring your own coffee. Please be considerate of others—this is a non-smoking

event.

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	187	83%
B	231	197	85%
C	274	227	83%
D	204	165	81%
E	259	201	78%
F	111	83	75%
G	86	71	83%
Total	1390	1131	81%

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

OUTDOOR YOGA IS BACK along with BINGO NIGHT

see below for all the weekly events at Sand Hollow Resort

Tuesday: Taco Tuesday all day

Wednesday: Bingo Night every other Wednesday starting at 6:00pm - check out our Facebook page at Sand Hollow Resort

Thursday: Karaoke Night starting at 7:30pm

Saturday: Outdoor Yoga starting April 10th at 9:00am

Saturday: Live Music at the Grille starting at 8:30pm - check out our Facebook page at Sand Hollow Resort to see who is playing

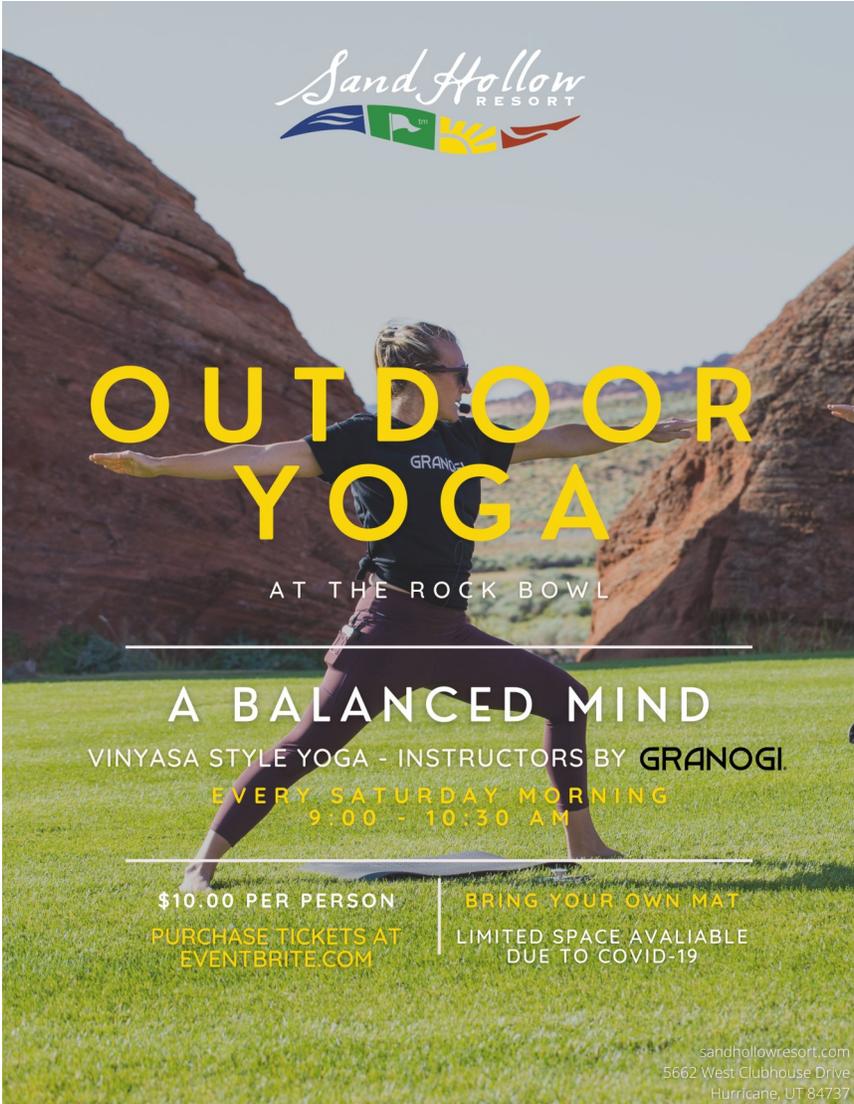
SUNSET CONCERTS ARE BACK

The Sunset Concert Series are back at the Sand Hollow Resort Rock Bowl

11 Jun 2021, \$30, ZionNoiz Live

25 June 2021, \$30, Reciprocity Live

Contact Sand Hollow Resort at 435-656-4653 with any questions!

A promotional poster for an outdoor yoga event. The background is a photograph of a person in a black t-shirt and dark pants performing a yoga pose on a mat in a grassy field. In the background, there are large, reddish-brown rock formations under a clear sky. The Sand Hollow Resort logo is at the top center. The text 'OUTDOOR YOGA' is written in large, bold, yellow letters across the middle. Below it, 'AT THE ROCK BOWL' is written in smaller white letters. Further down, 'A BALANCED MIND' is written in large white letters, followed by 'VINYASA STYLE YOGA - INSTRUCTORS BY GRANOGI.' in smaller white letters. The event details 'EVERY SATURDAY MORNING 9:00 - 10:30 AM' are in yellow. At the bottom, there are two columns of text: '\$10.00 PER PERSON PURCHASE TICKETS AT EVENTBRITE.COM' and 'BRING YOUR OWN MAT LIMITED SPACE AVAILABLE DUE TO COVID-19'. The website 'sandhollowresort.com' and address '5662 West Clubhouse Drive, Hurricane, UT 84737' are at the bottom right.

Sand Hollow
RESORT

**OUTDOOR
YOGA**

AT THE ROCK BOWL

A BALANCED MIND

VINYASA STYLE YOGA - INSTRUCTORS BY GRANOGI.

EVERY SATURDAY MORNING
9:00 - 10:30 AM

\$10.00 PER PERSON
PURCHASE TICKETS AT
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BRING YOUR OWN MAT
LIMITED SPACE AVAILABLE
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