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September 2021

Dixie Springs Community Newsletter

www.dixiesprings.info

SECOND FRIDAY CONCERTS IN THE PARK

The next Dixie Springs Community Concert will be held in the Dixie Springs park on 10 Sep 2021. The concert will be from 6 to 8 pm.

There is a suggested donation of \$5 per adult, and kids are free.

Mountain Meadows Music acoustic band will play for an hour, and River House Band for an hour. River House Band plays country, blues, southern and classic rock. You can get more information about the band at:

[River House | ReverbNation](#)

Bring chairs and/or blankets. You can also bring



brown bag food.

DEVELOPMENT ALONG SOUTHWEST DIXIE SPRINGS BOUNDARY

See page 5 for information on a development that has been approved in the open area on the southwest side of Dixie Springs. The development is called "Sandstone Springs".

FUTURE SITE FOR BALANCE OF NATURE FACILITY

Many of you have probably heard the various ads for the company “Balance of Nature”. They are building a plant in Hurricane on the hill east of Dixie Springs. This map shows the site for the future plant.



PLANNING AND COUNCIL MEETINGS

Planning Commission—28 Jul 2021

Active Transportation Master Plan Open House

See page 10.

The Active Transportation (AT) plan is focused on alternative modes of transportation, such as biking or walking. The study focuses on facilities used for transportation purposes (Chapter 2), which includes those within the road right-of-way (ROW) such as bike lanes, sidepaths, and neighborhood byways, as well as paved facilities outside of road ROW (right of way) such as shared use paths. The study does not include recommendations of soft-surface trails or other facilities used for recreational purposes only.

Overall, the present study proposes:

- 41.5 miles of new bike lanes, and 46.7 miles of new sidepaths on existing roads;
- 21.7 miles of new bike lanes, and 79.6 miles of new sidepaths on future roads;
- 13.7 miles of shared use paths within city limits.

Generally, facilities are classified between the following types:

- **On-Street Facilities:** shared roadways, shoulder bikeways, bike lanes, buffered bike lanes and cycle tracks.
- **Off-Street Facilities:** sidewalks, sidepaths and shared use paths.
- **Spot Improvements:** intersection and crossing improvements, bridges and grade-separated crossings.

The SR-7 Active Transportation Plan (ATP) was developed as a guideline to plan for and develop

active transportation facilities along the 26.1-mile SR-7/Southern Pkwy corridor from I-15 to SR-9. The plan coordinated with a series of stakeholders from UDOT, Washington County, SUBA, Southwest Health, and the cities of Hurricane, St. George, and Washington.

The facility proposed within Hurricane City boundaries is considered a sidepath, because it is paved and parallels roads throughout its entirety. The SR-7 ATP calls this facility a trail. Page 11 details the SR-7 sidepath within Hurricane City boundaries and splits it up between 6 projects for better project phasing.

Page 12 shows the planned roadway functional classification as established by the 2019 Hurricane City Transportation Master Plan.

Facilities proposed on the current plan include:

- Sidepath on SR-9/State St from Coral Canyon Blvd to the future SR-7, where it connects to a bike lane since road ROW is too narrow to accommodate a sidepath through downtown.
- Portions of the future SR-7/Southern Pkwy sidepath on existing roads, including along Turf Sod Rd and Dixie Spring Rd.
- Sidepath along Sand Hollow Rd, west of Sand Hollow State Park, connecting the future sidepath on SR-9/State St to the existing sidepath on Sand Hollow Resort Pkwy that leads to the Sand Hollow Golf Course and Resort.
- Bike lanes along the entire extension of 600 N, where it is paralleled by planned and existing sidepaths from 200 W to where it joins the future Three-Rivers Trail near 1580 W.
- Bike lanes along 3400 W, where it is also

PLANNING AND COUNCIL MEETINGS

paralleled by sidepaths that join to the 600 N facilities and the Three Rivers Trail connector.

- Bike lanes along Main St from 650 S to the Virgin River Trailhead.
- Bike lanes on several north-south streets between State St and 600 N, including 2600 W, 2460 W, 2260 W, 2170 W, 1580 W, 1450 W, 1380 W, 1150 W, 870 W, and 200 W. As well as south of SR-9/State St including 1760 W, 1150 W, 700 W, 300 W, 200 W and 180 W.
- Sidepaths on streets near Quail Creek State Park and the nearby mountain biking trail systems, including 5300 W, Old Hwy 91, 5500 W and 5300 W.
- Sidepaths in neighborhoods on the southern portion of the city, including 1000 W, 1100 W, 3325 W, 3700 W and 3000 S.

VIRGIN RIVER TRAIL

The Virgin River Trail is a 15-mile shared use path that extends from Atkinville neighborhood in St George to the southeast border of Washington City. Extending the Virgin River Trail is a regional effort that will require a multi-city commitment, as well as support from the county and different agencies such as the Bureau of Land Management (BLM).

The current plan is to extend the Virgin River Trail through Hurricane and connect it to La Verkin and Virgin. Approximately 7 miles of the Virgin River Trail would be within current Hurricane City boundaries.

THREE RIVERS TRAIL

On March 2020, the City hired engineers to

establish a shared use path alignment (three-rivers trail) that would connect to a future sidepath on 600 N.

The Three Rivers Trail joins 600 N near 2170 W and travels north of the Sky Mountain Golf Course where it continues west until it joins 3700 W near Grandpa's Pond.

This high-comfort system can serve recreational purposes, as well as an active transportation alternative to SR-9 connecting north of downtown to residential neighborhoods. This system would eventually connect to the Virgin River Trail, which could help direct those recreating on the regional trail into downtown Hurricane.

GOULD WASH TRAIL

The Gould Wash Trail is planned to be a 2.7-mile shared use path that extends from 600 N to the Three Rivers Trailhead. This trail would connect to the Three Rivers Trail and the 600 N sidepath, as well as to recreational trails accessed via the Three Rivers Trailhead, which will greatly increase connectivity to recreation destinations in Hurricane.

HURRICANE CANAL TRAIL

During the Hurricane City General Plan (2021) public involvement process, residents spoke heavily in favor of establishing a shared use path along the old Hurricane Canal. The Hurricane Canal Trail is planned to join the Gould Wash Trail at the Three Rivers Trailhead on its southern end as well as connect to the Virgin River Trail to the north. The trail is planned to be 2.3 miles in length.

See page 13.

Public comments on the plan:

PLANNING AND COUNCIL MEETINGS (CON'T)

The community is asking for bike paths. This plan will give the community great bike paths if we stick to the plan.

Make sure there is room for the bikes and still have sidewalks and the property in front of homes is not taken.

Should make the trails for physical activities accessible.

Comments: Nice plan but how to get the funds to implement it. Is there a priority list?

Funding: Put trails into future developments. The City will be very proactive with grants. The City will need to put money into trails. There is a committee that will make recommendations. Hurricane is 70 percent developed so there will be future subdivisions that can build parts of the trail system. The biggest challenge for trails is putting trails through areas that are already developed.

How is the plan executed? The plan is referenced in the code so the developers have to adhere to the plan. The plan adds 5 to 10 feet to intersections. The majority of the streets that will be developed in Hurricane do not exist right now.

Plan was sent to the City Council.

Discussion and consideration of a recommendation of a preliminary plat, Sandstone Fields Subdivision, located on Dixie Spring Drive and approx. 4300 W, with a proposed 22 lots. Seth Foster Applicant, Alpha Engineering Agent

See page 14.

Residential subdivision with 21 lots and a future church site.

JUC Comments

The following items will need to be addressed:

1. Streets: No comments
2. Sewer: Lines are up north, nothing in Dixie Springs Drive. Sewer will need to look at the easement to see if it is sufficient.
3. Water: Water is in Dixie Spring Drive, but would rather see them connect through the church property than through the easement. Will be required to put in a secondary system with recently adopted standards.
4. Power: Power is located on Dixie Springs Drive and stubbed into the church property (lot 22).
5. Engineering: The storm drain they are proposing is highly problematic, and should be redesigned. Will need to coordinate with engineering about the design of the storm drain. Will need improvements to Dixie Springs Drive.
6. Phone and Cable: No comments
7. Gas: Gas is on the south side of Dixie Springs Drive.

A 10 acre parcel. If you put a church there, there is only one entrance off Dixie Springs Drive. The other entrance would be through the new subdivision. There is no change in zoning. These institutional facilities are normally integrated into residential neighborhoods. They are in negotiations with the LDS church for a property swap.

Unanimously to send a positive recommendation to the City Council.

(Editors note: Residential zones, such as R1-10, which is the zoning for Dixie Springs and this parcel

PLANNING AND COUNCIL MEETINGS (CON'T)

of land, allows other uses such as churches, schools, and parks to serve the neighborhood area. Therefore, no zone change was required to put a church on the property.)

Discussion and consideration of a recommendation of an amended final plat application for Dixie Springs Subdivision Amendment and Extension Plat "D" Partial Amendment A (Lots 196 & 197), located at 3259 W 2490 S. Square D Builders LLC Applicant, Darren Dryer Agent

The applicant has applied to amend the final plat for Dixie Springs Subdivision Plat "D" Lots 196 and 197 Amended. "The purpose of this amended subdivision plat is to merge lots 196 and 197 of Dixie Springs Subdivision Amended and Extension Plat 'D' filed as recorded. The elimination of the lot line between said lots also vacates the 10 foot utility easement along the lot line. No other changes were made or intended with this subdivision plat amendment."

Approved.

Discussion and consideration of a recommendation of a proposed code amendment to Hurricane City Code 10-26. Hurricane City Planning Applicant.

Purpose: The recreation resort zone is established to designate certain areas within the city of Hurricane where it is desirable and beneficial to the area economy to allow for a mix of limited commercial, public, and residential uses.

Specifically, to authorize recreation and resort developments in which residential dwelling units may be occupied by the owners thereof on a full or part time basis, to authorize the rental of

residential units on an overnight or short term (30 days or less) basis by owners who reside elsewhere; and to authorize limited commercial and public uses that are incidental to and compatible with resort developments.

A change was made to specify that the resort facilities and services such as a club house and pool, and an onsite property manager, must be built in the first phase of the development.

City Council Meeting—5 Aug 2021

Jonathan with Sand Hollow State Park. They will have a lot of events in Sep and Oct. They went from 900,000 yearly visitors to almost 1.5 million visitors. They have the largest visitation of any State park. They are adding more campsites and restroom facilities.

There will be blasting along Sand Hollow Road for a pipeline project. The pipeline is for the Sand Hollow Mesa project.

There is a need for a skate park.

Peach Days will be a bigger and better event this year.

The Police is short handed and is working 12 hour shifts.

There is a .2% rental vacancy rate.

The electric utility cannot sign any more construction approvals because they are maxed out.

Planning and Zoning is moving to an online system for submittals.

They are interviewing for a code enforcement position.

Installation of a disk golf course in August.

PLANNING AND COUNCIL MEETINGS (CON'T)

Sandstone Fields Subdivision, located on Dixie Spring Drive and approx. 4300 W, with a proposed 22 lots. Seth Foster Applicant, Alpha Engineering Agent

Dixie Springs surrounds the property. All property to the west of this property is planned community with neighborhood commercial. The council felt that land was a good place for a church. The space for the church is a little over 3.5 acres. The lots are similar in size to Dixie Springs lots. Access to the church is from Dixie Springs drive and one from a road in the new subdivision.

Passed unanimously.

Amended final plat application For D196 and D197 lot combination

This will be a personal residence. The house will be able to go over the property line when the lots are combined.

Unanimously approved.

City Council—19 Aug 2021

Sand Hollow golf course. The Roadrunners is a non-profit organization that increases awareness of activities in southwest Utah. There is an event in September called the Sand Hollow open. There are 4 different tournaments. There will be players from all over the country. There were be a gala one night: 6:30 pm on 7 Sep. This is the seventh year of the event. The original goal was to provide younger golfers to win money at the event. It is larger now and goes for a whole week: 6 to 11 Sep. They have a University Cup with 7 universities participating. There is a charity cup—the money is donated to multiple charities. They

have some bigger corporate sponsors. The Open is the ending event. The Open is a stepping stone for the players to go to the next level.

The City of Hurricane leases the golf course property to Sand Hollow for \$10,000 per year. The current lease expires in 2031. Sand Hollow wants to extend the lease farther out. They have about 160 nightly rental units. They want to build another commercial building. They want to build 5 more condominium buildings.

Balance of Nature. Representing United we Pledge. They have a 160 acre campus development in Hurricane. Balance of Nature is the founding partner of United We Pledge. Their goal is to keep patriotism alive and vibrant and they strongly support the constitution. They are organizing an event for Constitution day. Sep 17th is the day the Constitution was signed. They are asking all Hurricane and surrounding cities to plan an event. At 2 pm MST, the Daughters of the American Revolution rings bells. They want support for a 20 minute program. Want someone to take the bell to the Dixie Roundup that night. The Mayor volunteered to do that.

The American Village is a 40 acre educational campus in Alabama. It is a full scale recreation of the American Revolution historical building. 88,000 students visit every year to learn about American History. They are planning to build an American Village in Utah.

South side of town has a number of changes that are proposed. There are concerns about the ability to provide services to the area in the short term. Water and power are the main concern. The issue there are no easements and right of ways to

PLANNING AND COUNCIL MEETINGS (CON'T)

provide the utilities. Because of the high costs, they are looking at creating a PID to pay for the utilities. A PID means that the new homes in the area would pay for the improvements and not the City. It would take between 3 months and a year to get utility access. There are 250 homes approved and there are only about 250 to 300 connections currently available. The problem is that there are rezones being approved that have utility issues. Changes that are currently being reviewed have problems with utility access because of the size of the developments. Propose a work meeting between the City Council and the Planning Department to talk about how to treat zone changes based on the availability of services. Therefore all zone change requests will be treated consistently.

Canvas of the Election

In 2019 there were 8,760 voters. In 2021, there were 11,303 voters. 3345 voted, or 29.59%. 16 people voted in person this year. 26 signatures did not match and 12 were not signed. 75 were postmarked too late. 652 were undeliverable—mostly change of addresses.

Results:

- Travis R. Christiansen, 791 votes
- V. Douglas Heideman, 1034 votes
- Brian Hawkins, 930 votes
- David M. Hirschi, 1523 votes
- Darin D. Larson, 757 votes
- Kevin D. Thomas, 1192 votes

The top 4 people are moving forward to be voted on for the two seats in the November election.

Public forum: Many comments about stopping the approval of all the changes in zoning and sticking to the master plan. Also do not allow developments without having the infrastructure to approve it. Asking the City Council to not approve all of these high density developments. The farming heritage should be preserved.

Zoning change request for 327 acres from RA-1, one home per acre, to R1-10, 1 unit per 10,000 ft². This is west of the Copper Rock subdivision.

Availability of power is a major issue. The change barely was approved by the Planning Commission by a vote of 3 to 2. The Council voted to continue the item.

This meeting was dominated by zoning change requests to go to higher density. There were also requests to update the General Plan. A number of these changes are on the southeast side of Hurricane. Changes also deviate from the General Plan that was recently updated.

They discussed changing the General Plan for the area south of 3000 South and protect the area north of 3000 S by keeping the zoning to 1 acre.

The problem is if you approve General Plan changes, more changes are asked for because some have been approved in the past.

A General Plan amendment was denied.

There were 9 zone change requests or General Plan amendment requests at this council meeting.

Adjust Building Permit Fees

Adjust building permit rates by updating the fees and values so the fees are covering the actual costs of the building permit fees. Will bring options at a

PLANNING AND COUNCIL MEETINGS (CON'T)

future meeting.



NIGHTLY/VACATION RENTAL COMPLAINT HOTLINE

The City of Hurricane has hired a company to manage nightly/vacation rentals.

THERE HAS BEEN AN UPDATE TO THE CONTACT INFORMATION.

There is a 24/7 hotline to report any violations and/or complaints regarding nightly/vacation

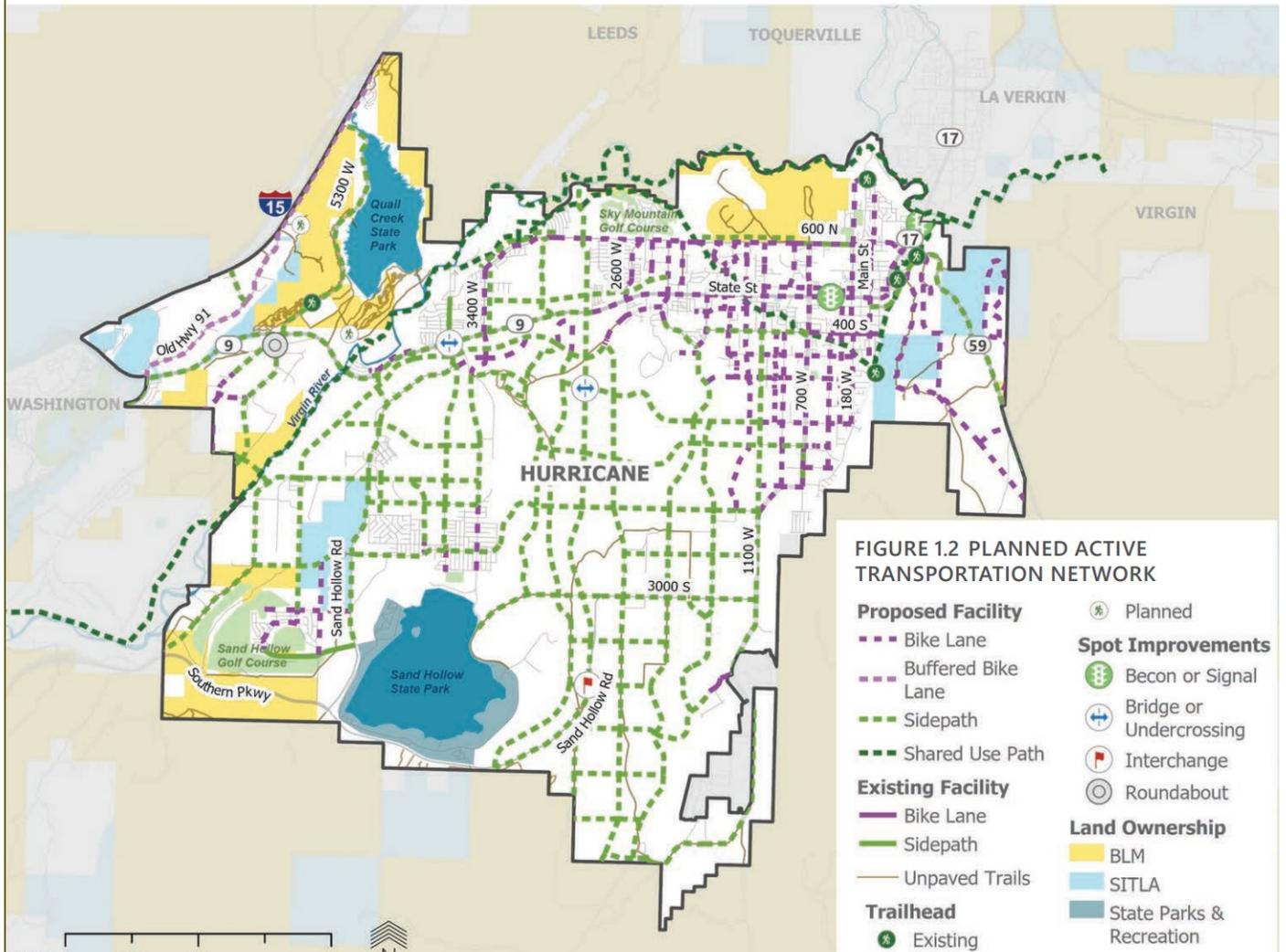
rentals. You will need to know the address of the property.

You can call 435-625-3737

Or use this web page:

secure.hostcompliance.com/hurricane-ut/complaints/type

Active Transportation Master Plan



Active Transportation Master Plan—SR7

SR-7 ACTIVE TRANSPORTATION PLAN (2020)

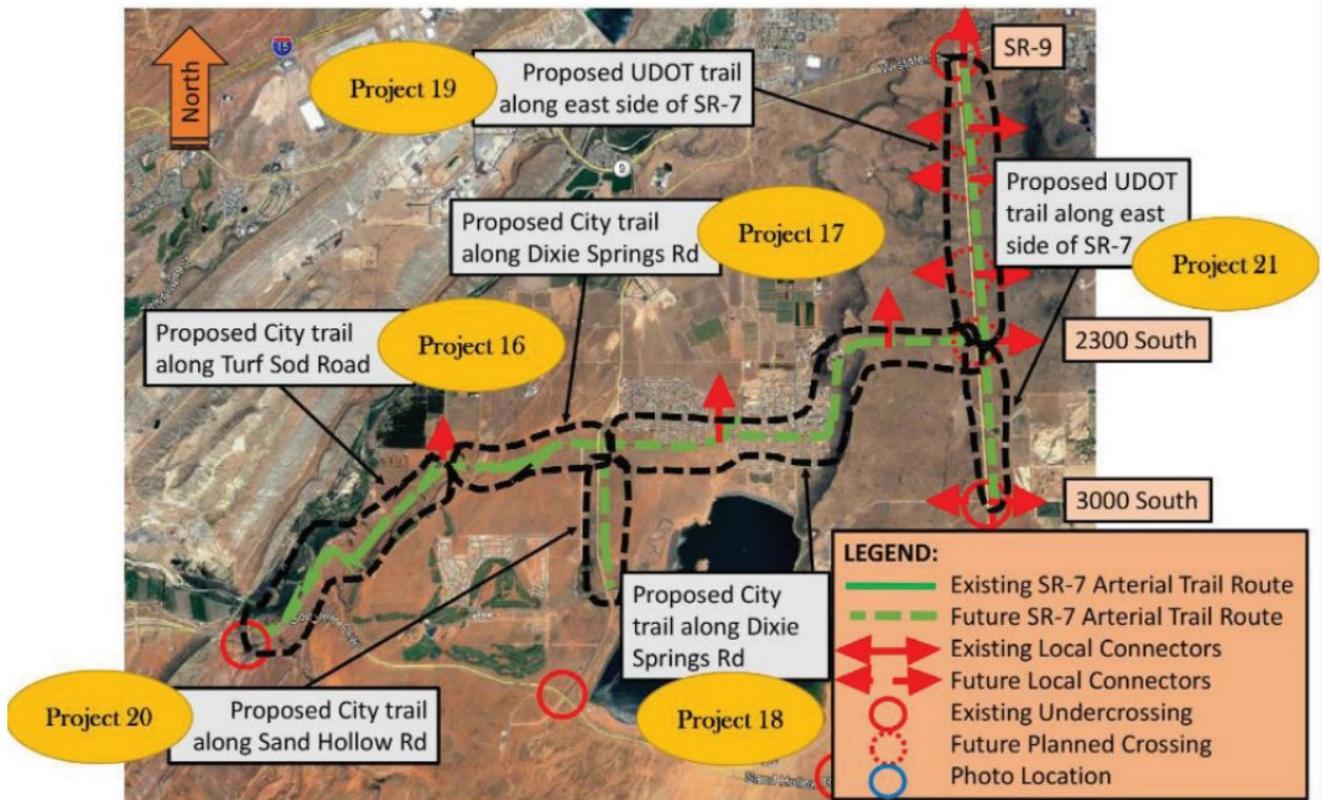
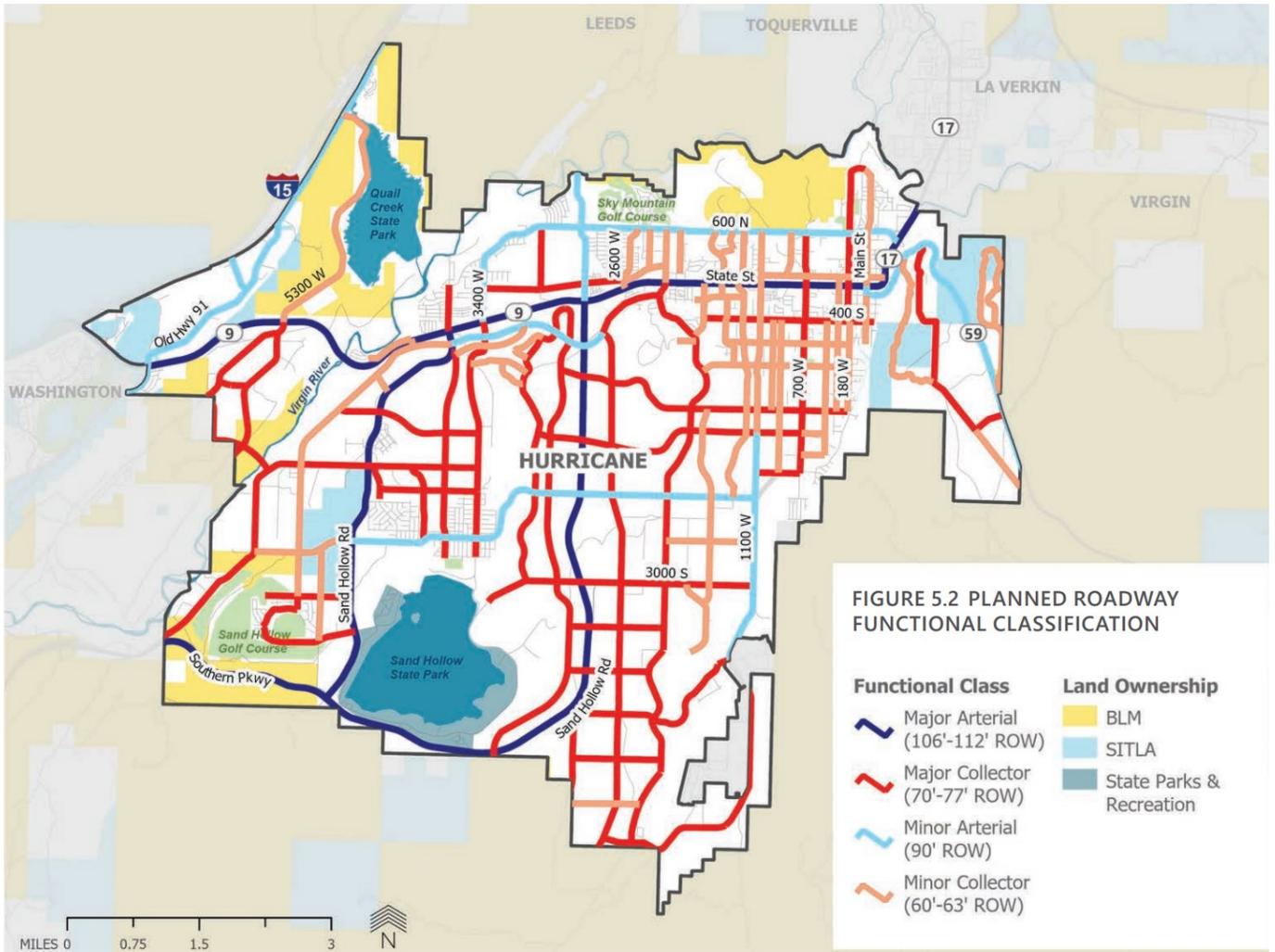


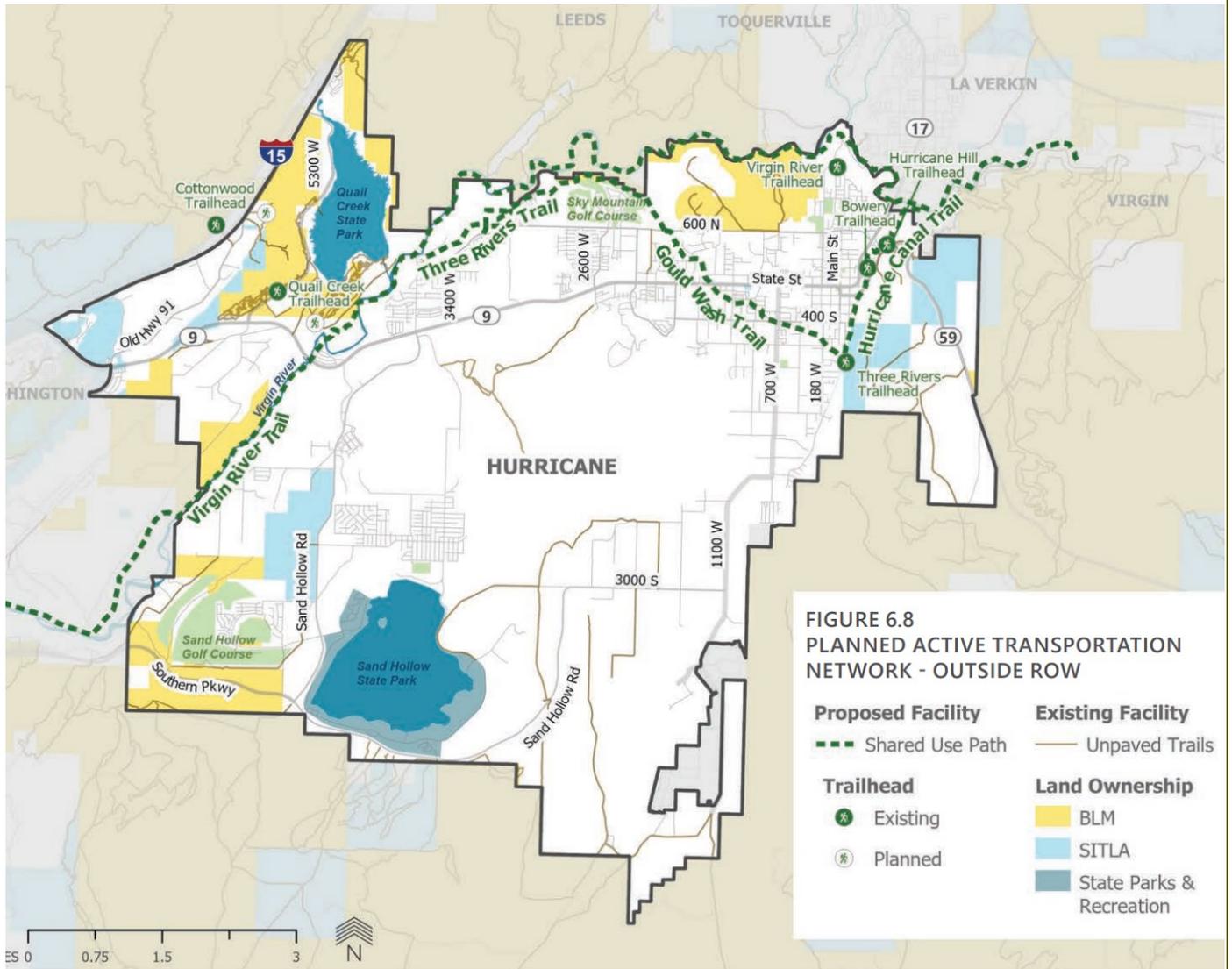
Figure 2.5 Map of the sidepath, split into several projects, proposed in Hurricane City by the SR-7 ATP (2020).

PLANNING AND COUNCIL MEETINGS (CON'T)

Active Transportation Master Plan—Roadway Functional Classifications

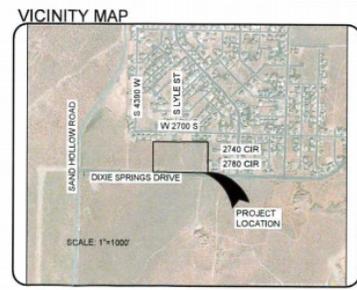
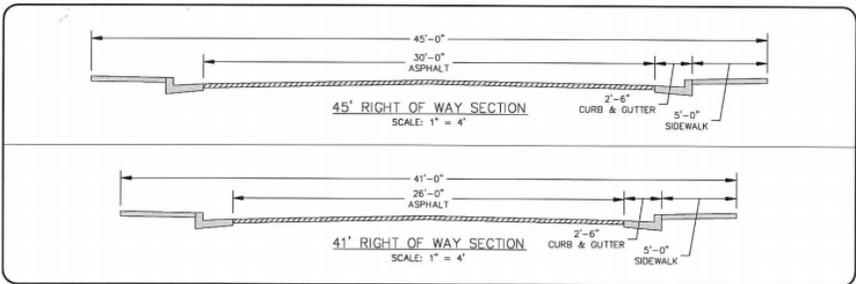
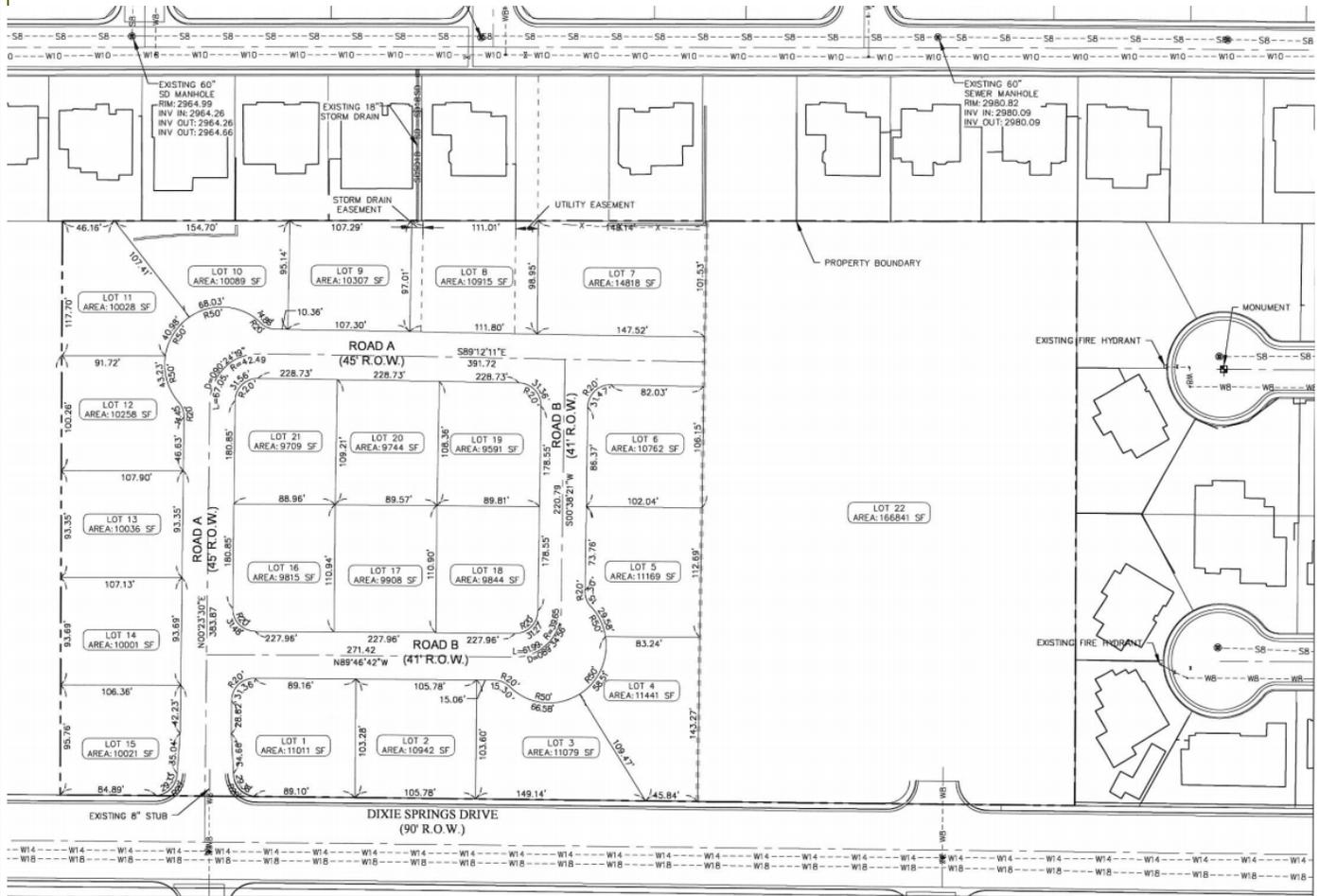


Active Transportation Master Plan—Trail Network



PLANNING AND COUNCIL MEETINGS (CON'T)

Sandstone Fields—Adjacent to Dixie Springs



CALENDAR

Peach Days

Hurricane Peach Days Celebration is a very special event. If you have not been, it is really great!

Peach Days is held from Monday, 30 Aug to Saturday, 4 Sep.

See this web page for a complete schedule of events:

[2021PeachDaysSchedule.pdf \(dixiesprings.info\)](#)

First Friday

3 Sep 2021, 6 pm until 11:45

The first Friday of every month, the Red Cliffs Mall in St George comes alive with food trucks, beer gardens, vendors, live music and bounce houses.

Hurricane Farmers Market

4, 11, 18, 25 Sep 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.

Hurricane City Concert in the Park

Pioneer Park, 8 to 9 pm, free concerts. Bring your chairs and/or blankets.

2 Sep. Red Dog Acoustic.

16 Sep. Carolyn Murset.

St George Downtown Farmers Market

Ancestor Square, 9 am to noon every Saturday morning

Hurricane/LaVerkin Summer Movie Series

14 Aug 2021—"Raya and the Last Dragon", 63 S 100 W, Hurricane Community Center

All movies begin at 9:30 pm

9/11 Concert Benefitting Veteran Suicide Prevention

11 Sep 2021, 6 pm to 8 pm, Electric Theater, 68 E Tabernacle Street. Tom Proctor Band opening for Nathan Osmond. Tickets are \$15.

<https://www.eventbrite.com/e/911-concert-benefitting-veteran-suicide-prevention-tickets-159248736257>

St George Concert in the Park

Monday, 13 Sep in Vernon Worthen Park from 7:30 pm to 9:30 pm. Free.

Idol 80's - Billy Idol Tribute Band with Special Guest Joan Jett

Ironman World Championship

Sat, 18 Sep 2021. Free pancake breakfast at 8 am behind the Washington City Police Station, 100 N Main St. The swim portion will be at Sand Hollow. The swim start is at 7 am.

Sand Hollow Lantern Festival

25 Sep 2021, 5 pm to 9 pm, Sand Hollow State Park. Food trucks, booths, music.

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	230	84%
D	204	166	81%
E	259	203	78%
F	111	83	75%
G	86	71	83%
Total	1390	1137	82%

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

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

Sand Hollow Golf Week

Events:

Friendship Cup, 6-7 Sep 2021

University Cup, 7 Sep 2021

Charity Cup, 8 Sep 2021

Leavitt Group Open, 9-11 Sep 2021

Golf Week Gala, 7 Sep 2021

18th Hole Party, 8 Sep 2021

University Cup Hospitality Tent, 7 Sep 2021

Get more information at this web page:

<https://redrockroadrunners.com/golf-week/>

Sand Hollow
RESORT

**OUTDOOR
YOGA**
AT THE ROCK BOWL

A BALANCED MIND
VINYASA STYLE YOGA - INSTRUCTORS BY GRANOGLI
EVERY SATURDAY MORNING
9:00 - 10:30 AM

\$10.00 PER PERSON
PURCHASE TICKETS AT
EVENTRITE.COM

BRING YOUR OWN MAT
LIMITED SPACE AVAILABLE
DUE TO COVID-19

sandhollowresort.com
5662 West Clubhouse Drive
Hurricane, UT 84737