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October 2021

Dixie Springs Community Newsletter

www.dixiesprings.info

DIXIE SPRINGS CONCERTS IN THE PARK

Because of scheduling conflicts, the Concerts in the Park will not be held in Oct but will resume in March on Saturday. Please be sure to join us in the spring!

DEVELOPMENT IN HURRICANE

In the City Council and Planning Commission meeting information, there is a lot of information about discussions about the growth in Hurricane. Some of the issues are:

1. The updated General Plan was approved earlier this year. Should the plan be changed already? Should zoning changes that go against the General Plan be approved?
2. How many new homes/rentals/etc be approved give the restrictions of utilities, support, police, fire, and water?
3. How to deal with the reality of a lack of water?
4. How many vacation rentals should be approved? How much commercial? How much residential?

The discussions about these issues have been getting more intense. It appears, based on the primary for the Hurricane City Council, most people do not want a lot of development.

Whatever your opinion is, learn as much as you can about the pros and cons, and then make your opinions known to the City Council. You can email them at:

council@cityofhurricane.com



PLEASE JOIN US FOR THE ANNUAL
Dixie Springs
NEIGHBORHOOD
GARAGE SALE

Friday & Saturday
October 1st & 2nd--8am to 2pm

Printed
maps will be
available on the
corner of
Wilson and Dixie
Springs!

YOU WILL FIND:

- *BABY & KIDS CLOTHING *GAMES, BOOKS & TOYS
- *HOUSEHOLD ITEMS *GENTLY USED FURNITURE
- *KITCHEN APPLIANCES, *TOOLS
- *WOMEN'S CLOTHING & ACCESSORIES
- *CAMPING GEAR, *CRAFT SUPPLIES
- *HOLIDAY DECOR, *EXERCISE EQUIP
- *PET SUPPLIES, & SO MUCH MORE!



OVER 50 HOUSES!
CRUISE THE STREETS
FOR DEALS
RAIN OR SHINE!



PLANNING AND COUNCIL MEETINGS

Planning Commission—25 Aug 2021

Public hearing

There were a lot of comments against a General Plan Map Amendment located at 600 N 2800 W from single family to mixed use. There were a number of emails received against the change. There was also a petition against the amendment. Mixed use is a mix of commercial and residential. If the General Plan Amendment is approved, they still need to ask for a zone change, but the General Plan Amendment would pave the way for the zone change.

General Plan map amendment request located at 600 North and 2800 West from single-family to mixed-use.

The General Plan was just recently changed. One commissioner was against making General Plan Amendments unless there is a very good reason for doing so.

Are the prices on single family homes high because there are not enough of them?

The location is good for recreational resort because the roads around it will be larger roads.

Another commissioner thinks they did a very good job on the General Plan Amendment and they should not be making changes. She thinks single family homes are very important.

21,000—Hurricane's current population (approx.). If divide by 2.9 people per household, that is 7241 homes that are needed to house everyone in Hurricane. There are 5,000 approved recreation resort units. There are 63 licensed homes that are nightly rentals, and 46 are on the waiting list for nightly rentals. There are also rooms or accessory

units that are rented that are not in those counts. You need a license to rent a room or accessory unit. There are a lot of illegal rentals in Dixie Springs. In Hurricane, there is a high proportion of vacation rentals compared to single family dwellings. They unanimously voted to send a recommendation of denial to the City Council.

Discussion and consideration of approval of a preliminary site plan application for The Shores at Sand Hollow, a 310 Unit Townhome Subdivision, located at Sand Hollow Road and approx. 400 S. Western Mortgage and Realty Co. Applicant, Todd Smith Agent.

See page 13.

This is on 30.43 acres at Sand Hollow Road and approx. 400 S. This is across from Diamond Ranch Academy next to Glampers Inn.

This is part of the Elim Valley and the PID that is being developed in the area. A PID is a separate taxing district. Each property owner will pay an extra amount to the PID. The PID is used to pay for infrastructure. The PID will be in effect for 30 years. The main roads and infrastructure will be put in before any development and then paid off using the PID funds. The money does not come back to the City of Hurricane. The PID allows the builders to borrow money at a lower rate.

The development cannot move forward until services provided by the PID are in place.

Guest parking is not currently required by code in the recreation resort zoning. They discussed updating the code to require guest parking.

Approved by the Council.

PLANNING AND COUNCIL MEETINGS

Discussion and consideration of approval of a preliminary site plan application for The Villas at Sand Hollow, a 90 unit, located at Sand Hollow Parkway and approx. Retreat Drive. Hurricane Hills Ranch LLC Applicant, Valerie Espinoza Agent.

This is 5 condominiums and one amenity site. This adds additional condominiums to the ones that exist at Sand Hollow Resort. These would match the existing condos. This adds 90 units. The buildings are about 35 feet tall. There have not been complaints about the short term rentals in the existing condos in Sand Hollow. The condos are very popular.

Unanimous to recommend approval.

General Info about Short Term Rentals

Right now, if you get on the waiting list for short term rental license in Hurricane, it will take about 6 years before you get a license. Dixie Springs only has a few licenses but there are lots of people renting out houses that do not have licenses. The City gets a lot of complaints about illegal rentals in Dixie Springs. In order to deal with this issues, the City has contracted with a company to deal with the issue (see page 19). The legislature determined that you cannot go after a short term rental based on advertising the home for sale. However, they can use online reviews to go after the illegal rentals. There is a new employee coming on that will look at updating the code enforcement policies so they can better enforce the code.

Southern Utah has become a tourist destination and tourists bring in a lot of money. Tourism should be a part of the economy but not the primary part of the economy. Hurricane has some

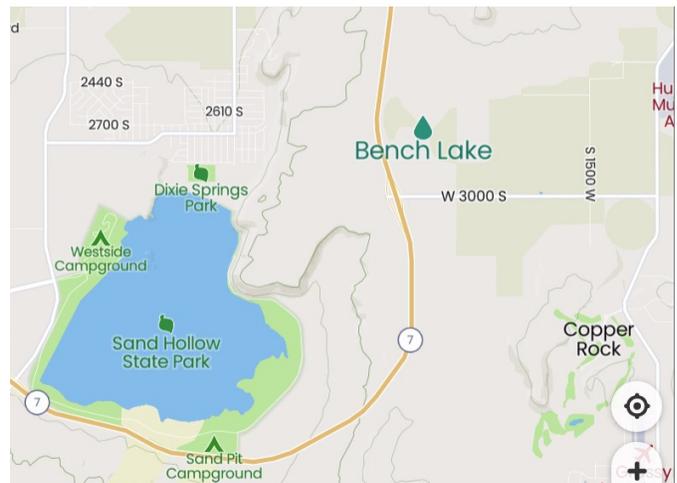
industry but not a lot of it.

Hurricane residents are asking for more restaurants. Big restaurants say Hurricane is not big enough but the tourists are not counted. The issue is most restaurants do not make it long term. Also, tourism is the first thing to drop if the economy does badly. They also look to see if they can get the employees they need. An issue with Hurricane is the housing prices are too high for employees to live here. Hurricane should look at developing more industrial areas to bring in higher paying jobs.

City Council—2 Sep 2021

At 4 pm, there was a work meeting to discuss the infrastructure in the Bench Lake area and south of 3000 South

(Editors note: the following image show where the Bench Lake area is)



Discuss the growing of the area and planning the future. Here are just some of developments are planned:

American Heritage—25 homes

Corban Wade—Cliffview Estates—37 homes south

PLANNING AND COUNCIL MEETINGS (CON'T)

of the gravel pit

63 homes just west of the gravel pit.

37 homes southwest of the gravel pit in Cordero Phase I.

Copper Rock is building 200 units

Balance of Nature facility

3000 units by the Romney Group

Another group wants to develop 37 acres

Someone is looking at developing 150 acres south of Sky Ranch

Cliffview Estates east of Sky Ranch (10 acre lots)

There are a lot of proposals and zone change requests.

The big concern is the lack of infrastructure to support these homes. This includes power, water, police and the fire department. It will take more than a year to increase the power infrastructure. For water, they need to get another tank in the area. They have plans but they are just starting the process. They are working with the BLM to get a tank site.

This lack of infrastructure does not affect development in Elim Valley although there are some challenges.

One question is should developments be denied if there is no infrastructure to support them?

Developers are saying they just want the rezone and then they will develop when the utilities are available. Also, some developments have already been approved even though they have to wait until utilities so why shouldn't their development be approved?

Attorney: Most zone changes have been approved to this point. If they suddenly state that zone changes will be more carefully scrutinized, they need to make sure that they document the reasons so they can show to a court that the decisions were reasonable. He wants each of the departments provide a report on availability of utilities and infrastructure. He wants each department to state what impact that the zone change will have. This will provide the needed documentation if a zone change is denied.

Another approach is to have a development agreement where there cannot be any development until the utilities are there.

Some developments, especially the big ones, take many years to complete. Some are completed in short period of time. Need to know the timing so they know if the infrastructure will be there.

The City has approved about 7400 units. Most are not platted but are zoning changes.

They have been talking about PIDs. This is a way for the people buying homes to pay for the infrastructure needed. A PID can either be paid for by property taxes or by special assessments.

The area they are talking about does not have any infrastructure. They need a cohesive plan to bring infrastructure into the area and not bring it in piecemeal one development at a time.

Zone changes should be denied until there is infrastructure in the area to support the developments. Another choice is a moratorium. There is a 6 month limit on a moratorium by State law. The 6 months would give enough time to get a plan together. The plan needs to include the roads.

PLANNING AND COUNCIL MEETINGS (CON'T)

In the 1980's, the people wanted to keep agriculture in the Hurricane Fields area which pushed growth to other areas. Also, a lot of the bench lake area has also been preserved for agriculture.

You have to plan for drainage of water. Drainage systems need to be installed. There needs to be a drainage plan for all approved developments.

3000 south needs to be fixed because of drainage issues. Need to look for drainage for the new developments and updates to existing roads.

In a building boom, you need to follow the general plan. If they follow the general plan, that could be a vehicle to slowing down the zone changes.

The builders will object to zoning changed being denied because of lack of infrastructure.

Developers do not want to built improvements for anyone that wants to use them.

To use a PID, you can define an annexation area which is the area that will pay for the infrastructure. The City can create an annexation area for a PID. Any development in the area has to agree to pay for the PID.

The Planning Commission tried to make a course correction (not approving zone changes) a few months ago because of the issue of not having enough power and fire department support.

The process of getting the infrastructure in place takes a lot of time. Also, a PID takes a long time to set up.

A zone change denial does not mean it is forever. The developer can come back and ask for the change in the future.

The lifespan of a development is 50 to 70 years. Therefore, they need to consider the long term impact of zoning changes and growth. They should keep the commercial and industrial areas.

The City is large so there will be several city cores that are zoned commercial.

Options:

- Deny zone changes.
- Approve zone changes with a development agreement.
- Approve zone changes.
- Create a moratorium for 6 months

Need to be consistent in zone change approval or disapproval.

There will be having a workshop about PIDs next week.

Zoning changes that do not comply with the General Plan could be denied.

Emergency response takes a long time to get to these outlying areas. It takes 16 minutes or more to get to these areas.

The Hurricane crime rate is going up daily. This is due to the growth. Also issues with vacation rentals. For each 750 residents, they need to add another police officer. They have 2 officers per shift currently. They need to go to 3 officers per shift. They will need an officer for the south part of Hurricane.

Should stop a development as early in the process as possible. That is less expensive for the developer.

Impact fees are a good mechanism for developers paying their fair share. They are an alternative for

PLANNING AND COUNCIL MEETINGS (CON'T)

PIDs.

The City is faced with an immediate situation and impact fees do not solve the immediate problem.

Regular City Council Meeting

Zone change amendment request on 327 acres from RA-1, residential agriculture one unit per acre, to R1-10, residential one unit per 10,000 ft². Silver Flats.

See page 14. This is southeast of the Sand Hollow Reservoir.

They are proposing 1470 units. The plan proposes 4.5 units per acre, where R1-10 development is about 3.5 units per acre. There is a possibility of a density bonuses from sensitive lands and enhanced features of the development of the applicant seeks a PDO.

No one was there for this change. Tabled.

Preliminary plat application for the Villas at Sand Hollow, 90 units.

Hurricane Hills Ranch

See page 15.

Southeast corner of Sand Hollow Parkway and Retreat Drive. They want to build 5 condominiums (90 units) and 1 amenity site.

This is an extension of the existing Sand Hollow Villas. Same plans as the others except there is no underground parking because the underground parking have not been used.

The amenity site will include a pool. There will be future amenities added.

The existing units have had no issues.

Unanimously approved.

Preliminary plat application for The Shores at Sand Hollow, a 310 Unit Townhome Subdivision, located at Sand Hollow Road and approx. 400 S.

This development is within the Sand Hollow PID.

This is across Sand Hollow Road from Diamond Ranch. Just past the new Glampers Inn.

See page 13.

Approved unanimously by the Planning Commission. Part of the new subdivisions for the Elim Valley area. It is part of the PID but the PID has not been finalized or funded yet. If approved, there should be a caveat that they cannot move forward until the PID is finalized and they meet the requirements of the PID.

First time possibly approving a preliminary plat based on a PID that is not completed.

Approval contingent on meeting the requirements of the PID and there is approval of the final plat until the PID is finalized and funded.

Planning Commission—9 Sep 2021

Proposed zone change amendment request located at approx. 4800 S and 1500 W from RA-1, residential agriculture, R1-10, residential one unit per 10,000, with a PDO, planned development overlay.

This is near Copper Rock and Sky Ranch east of Dixie Springs. They want mixed use of single family homes, multifamily zone, amenity spaces and light commercial (storage space).

Public comments: It too much density for the rural area. Concern about moving cattle through the area. There are very few areas with the larger lots left and the larger lots should be preserved.

PLANNING AND COUNCIL MEETINGS (CON'T)

Developer thinks the area is well suited for the zone change.

This is a zone change request and not a General Plan Amendment for half the property. The other half is already zoned the way they want.

The infrastructure does not exist and it will may be many years before it is available.

There are communities to the west that also need infrastructure so this development could help bring it in.

There are 4 considerations for a zone change, and this development does not meet any of them. It does not meet the General Plan, it is not harmonious with the surrounding areas, it will have a negative impact on adjacent properties, and there are not adequate utilities to support the proposed use.

St George is also growing very fast and their emphasis is on high density and technology. They are not protecting their agriculture. Hurricane is trying to protect their agriculture.

A zone change request does not require a General Plan amendment, but it is good practice. The General Plan is a guiding document but decisions can be made independent of the General Plan based on circumstances.

A motion to table the request was passed. They are giving the developer the chance to change his plan.

Amended final plat, located at 4146 W 2780 S Circle

Combine Dixie Springs lots G8 and G13. They want to build a detached garage that straddles the

property line. The applicant was not present.

In the past, they have been doing this combination just with deeds but the plat map must be modified.

One issue is if there is a divorce, there may be an issue of ownerships.

People are now selling shares in a house so that multiple families live in one house.

Sent recommendation for approval to the City Council.

City Council—16 Sep 2021

Discussion regarding water conservation in new development, Zach Renstrom, Water Conservancy District.

With the current drought and the rapid growth, there is concern about water conservation.

Renstrom presented ideas on water conservation to City Councils to get feedback. About 1 Dec 2021, the County Commission will have a water summit in order to have a uniform water conservation plan across the district.

Current water conditions: Sand Hollow is at 68%. They are pleased with that. Kolab is at 50% which is low. Gunlock is about 50%.

Above Kolab reservoir is a site that measures snow depth, precipitation, etc. About 1 June, there was a 13 inch deficiency in the average rainfall and no rain was received in May and June. Received about 13 inches after June. We are currently 8 inches below average. Monsoonal rain is critical. We are having the lowest soil moisture content we have ever seen. We had about 75% of snowpack, but the soil was so dry the snowpack melt went into the soils and not into the Virgin River. Since we have had

PLANNING AND COUNCIL MEETINGS (CON'T)

some rain, next year's snowpack should go into the river.

The last 20 years have been hotter and drier.

The Virgin reiver basin has been 100 percent allocated. In 2060, there will a half million people in the County. Hurricane is growing very quickly. They have decreased their water use per capita by 30 percent (but the total amount of water used has increased because the population has increased). The home builders association is doing a good job building water efficient homes and landscaping.

Home builders want a uniform standard across the county. Adhering to traditional conservation is simple. There is an option to get a water sense certification if they want to do something unique. For example, they are recommending limiting the amount of lawn. If they want more lawn, they could get a certification and say they were using grass that uses less water, like Bermuda grass.

The City of Hurricane has standards for trees and shrubs for commercial and multi family.

Residential inside. Use hot water recirculation pumps. That provides instant hot water no matter how far the faucet is from the hot water heater.

Residential. Limiting the landscaping to 2500 ft² and the lawn to 750 ft². Use recommended trees and shrubs. Trees are very important to keeping homes cool. Tucson found that removing trees and grass made the area around the house hotter. Do not put grass on slopes so the water does not run off. Put covers on pools.

If you are limited to a certain amount of landscaping, how do you deal with large lots?

How to deal with backyard landscaping? Front

yards need to be put in by occupancy. Back yards can be put in later. Therefore, the homeowner might put in a lot of grass in the back yard.

Use water sense items such as toilets.

The average pool costs \$100,000 to install and the cost of a pool cover is not significant. Pool covers can heat up the pool. Can use coolers or remove for a couple of nights to have the pool cool down.

Commercial building has about the same requirements. One idea is a recycle pump at car washes. Default is that a lawn is prohibited unless there is a reason that grass is needed. Use water efficient trees and shrubs. Put golf courses on a budget that restricts the amount the water they can use. Put parameters on when misters can be used. Prohibit decorative water features such as decorative fountains and ponds.

Golf courses are difficult because they use a lot of water. Most cities are not approving any more golf courses.

The average person used 2400 gallons of water in July. A big lawn would almost triple that amount. Should people that use more water have to pay more money? Hurricane already has a graduated scale and the cost is not reducing the amount of water people use.

Staff Reports

All abilities park. Looking at putting one in. Looking at the Dixie Springs Park and Grandpas Pond.

Ordering the supplies to put lights in the Dixie Springs pickle board court.

Planning Department has a new assistant and code enforcement officer—Fred. He is trying to catch up

PLANNING AND COUNCIL MEETINGS (CON'T)

with the code enforcement tasks.

There has been a suggestion on a moratorium on building in the southern area of Hurricane so they can take the time to evaluate the utilities and other services in the area.

Zone change amendment request on 327 acres from RA-1, residential agriculture one unit per acre, to R1-10, residential one unit per 10,000 ft². Silver Flats.

See page 14. This is southeast of the Sand Hollow Reservoir.

They are proposing 1470 units. The plan proposes 4.5 units per acre, where R1-10 development is about 3.5 units per acre. There is a possibility of a density bonuses from sensitive lands and enhanced features of the development of the applicant seeks a PDO.

The developer feels the change should be approved because similar changes in the area have been approved. They want to have a development agreement. They think they can work through the lack of infrastructure.

The planning commission voted 4 to 3 to approve this. The dissenting opinion talked about the density, and inadequate services. It was a very close vote. The argument that got the 4 approvals felt the applicant had major infrastructure issues, but approval would provide the incentive to participate in the regional infrastructure. There was a strong dissenting group. Copper Rock and Romney group were approved with the knowledge they could not go forward until the infrastructure was there.

Discussion by the City Council:

A development agreement gives the City protection. If there is no right to proceed, they will not develop the infrastructure.

There is a need for roads. Where SR7 comes through, there are plans to run a major transmission lines in the area. They do not have the easement for the lines as yet. The lines are needed for projects in the area. Water is another issue. There are no lines and not enough storage in the area. The easements have not been acquired to bring water lines to that area.

A denial only delays the approval for a year. They should not be afraid to wait.

If the zone change is not approved, the developer may not be able to participate in the PID.

At some point this area will be developed. But is this the time to change the zoning?

Since the last zone change was approved, they have been notified that there are issues with power, water, police and fire.

Developer: It takes a group to solve problems so the zone change approval will make this development part of the group. Other changes were approved without the infrastructure in place.

Council: One of the criteria of a zone change approval is the lack of infrastructure. The zone change can be denied based on the lack of infrastructure. They also need to try and adhere to the General Plan. Constituents do not like zone changes.

Developer: They are trying to make the council comfortable with the zone change by putting requirements on the change. They were told the zone change would be appropriate.

PLANNING AND COUNCIL MEETINGS (CON'T)

Council: If it is denied, it is not forever. In future years, that area will probably be developed. The adequacy of infrastructure is very important because it determines the timing of changes. They got ahead of themselves on other developments.

Developer: They do not want to have it denied—just continued. They want to be part of the PID that will be talked about tonight.

Council: There is no one that wins on the PID except the developer.

Developer: The City does not have the funds to put in the infrastructure so they need the developers to pay for it.

Council: The infrastructure will go in using either a PID or bonding.

The zone change was tabled until there are more decisions on zone changes and the PID is investigated. If it was not tabled, it would have been disapproved.

Consideration and possible approval of awarding a contract to construct the Hurricane Equestrian Park.

There were 5 bidders. Recommend award project to JNJ Engineering Construction in the amount of \$1,804,900. The completion date is in March 2022. The old rodeo grounds will be torn down.

Recommendation was approved.

Amended final plat, located at 4146 W 2780 S Circle

They brought in plans to bring a detached garage across the property lines so they have to amend the plat to do that.

Unanimously approved.

PID for the Bench Lake Area

A PID can used to pay for the infrastructure needed support development in a large area in Hurricane. This is across about 4500 acres. The Bench Lake area is the area east of the new SR7 at the top of the hill east of the Sand Hollow reservoir.

They are working with the current property owners in the area to see if the are interested in a PID.

A PID is a Property Improvement Area. This allows the City to charge a tax against properties in the PID area to pay for improvements and infrastructure. Most PID assessment run for 20 to 40 years.

They people supporting the PID came to the City Council to get their feedback on a PID. There are different options for repayment. Property taxes, levy a special assessment that you can prepay (how Dixie Springs was developed using a SID), or pay a one time fee (like an impact fee). A property tax is the easiest because everyone pays the same.

PIDs are a new concept allowed by recent statute. Hurricane is one of the first to use a PID. There are other communities that are in tandem with Hurricane. Some cities have not embraced PIDs and some have.

In the past, the developer of a subdivision paid for the infrastructure. The developers are saying that it will be cheaper for the home owners to get money at lesser interest rates and all of the infrastructure is done all at once. One council person stated that no matter what, the home buyer pays for the infrastructure.

40 to 50 years ago, the City paid for infrastructure.

PLANNING AND COUNCIL MEETINGS (CON'T)

Then it changed that the developer paid for infrastructure. Now, neither wants to pay for infrastructure. Either way, the home owners ultimately pays for infrastructure. The advantage of a PID is the City can put in a regional infrastructure that benefits the entire community.

There are impact fee credits if a developer puts in some of the infrastructure.

A PID provides harmony within developments, and provides continuity in the infrastructure. Hurricane has a unique problem because there is a lot of development apart from the core of the City.

The City Council primary results seemed to show that there are a lot of Hurricane residents that are concerned about the rate of growth. These residents do not want to get that infrastructure in quickly.

There is so much activity in the area that the resources are overwhelmed. They were planning a new water tower and then they found out that it was only half of the capacity needed for the next 10 to 15 years. The City cannot bond for all of the money needed to develop the infrastructure. The PID is an option for paying for the infrastructure. If bonds are used and the economy does not do well, all of the residents will need to pay for the increased bond costs.

A developer: St George is not high on the list of over-valued markets in the United States. If more homes are not built, the cost of existing homes will go up very high. A PID is a great way to open up an area for development.

The Council said that they would be good with

further discussion of a PID.

Resolution approving an interlocal agreement with Washington County for funding of an OHV Staging area at Sand Mountain

This new area will include fencing and bathroom facilities. Hurricane would provide \$120,000 and the County \$50,000. A large paved area.

Unanimously approved.

Resolution approving an interlocal agreement with Washington County to construct a multiuse trail between Grandpa's Pond and Confluence Park

This is a 5.3 mile paved trail.

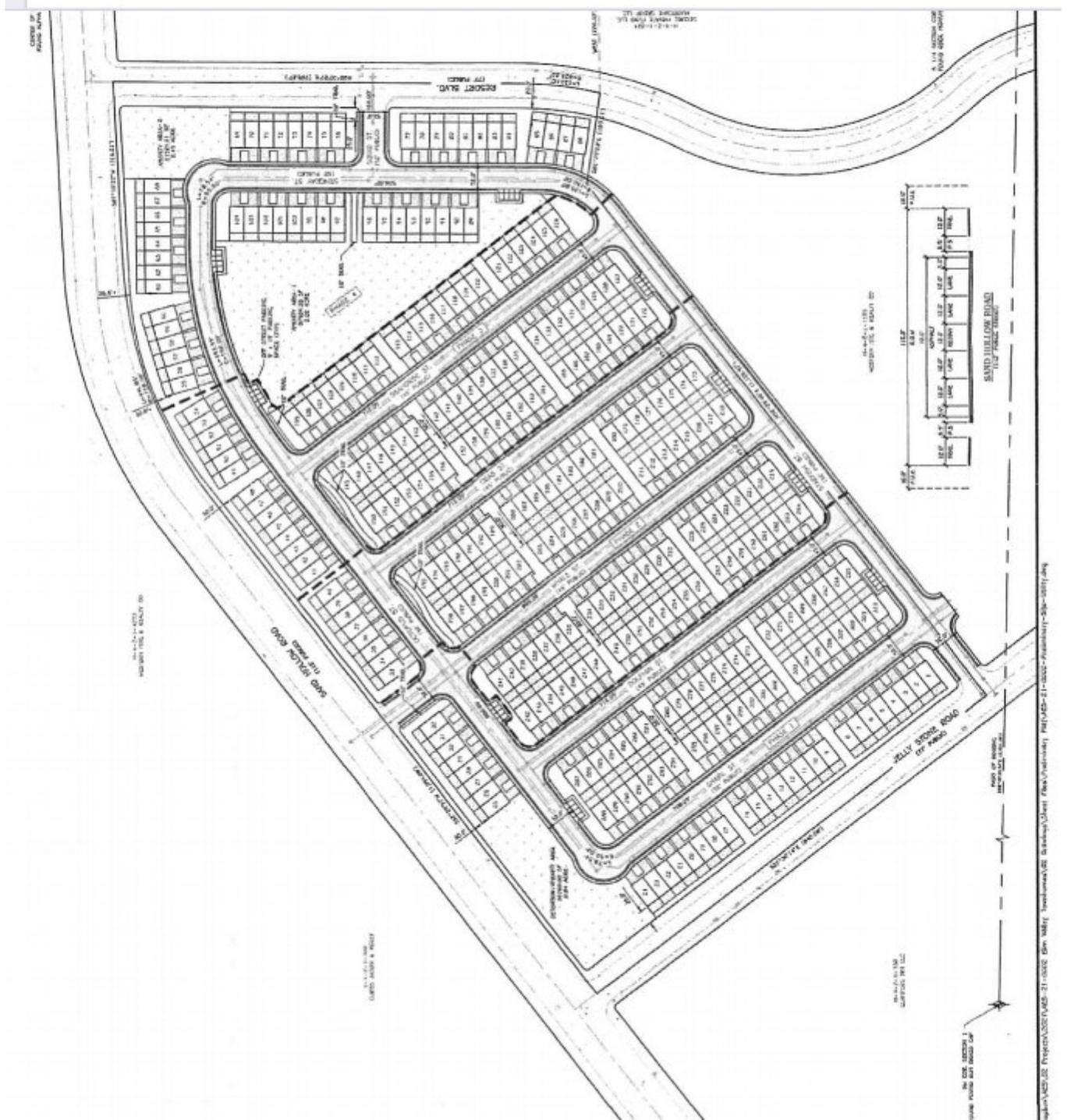
It will be completed in 3 phases. Hurricane will contribute \$987,000 and Washington County will contribute \$986,000. The City has budgeted \$200,000 for trails this year. Other money could come free impact fees. The money for this trail is paid over many years. Trail systems were a high priority in the General Plan feedback. This trail will be part of the trail that goes from St George to Zion National Park.

Unanimously approved.

Nanette Billings wrote a resolution to make sure that people have a choice on whether to get vaccinated. The City Council does not support mandatory vaccines but did not think a resolution was necessary. They think the issue with vaccines will be in the courts for many years.

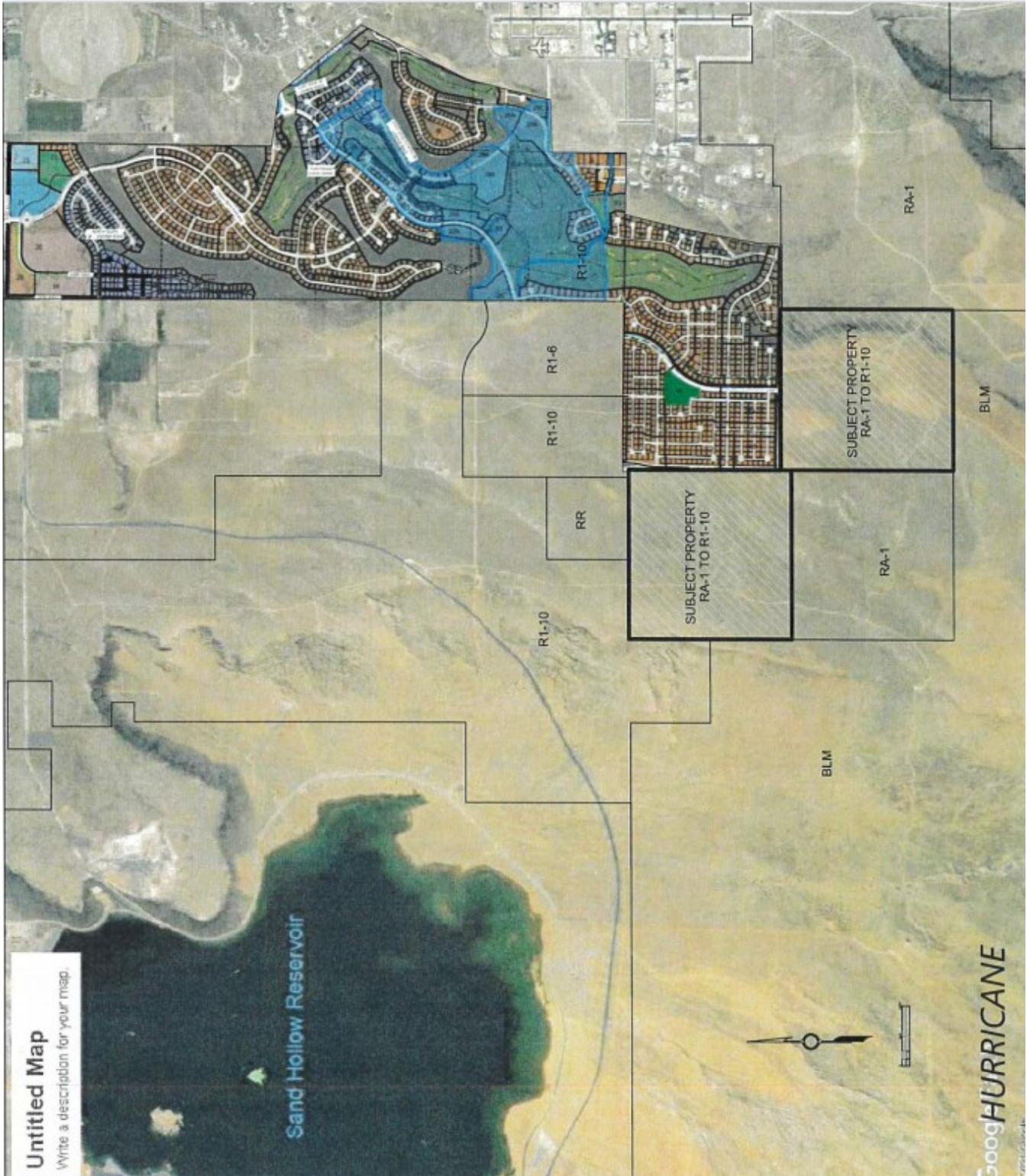
PLANNING AND COUNCIL MEETINGS (CON'T)

The Shores at Sand Hollow



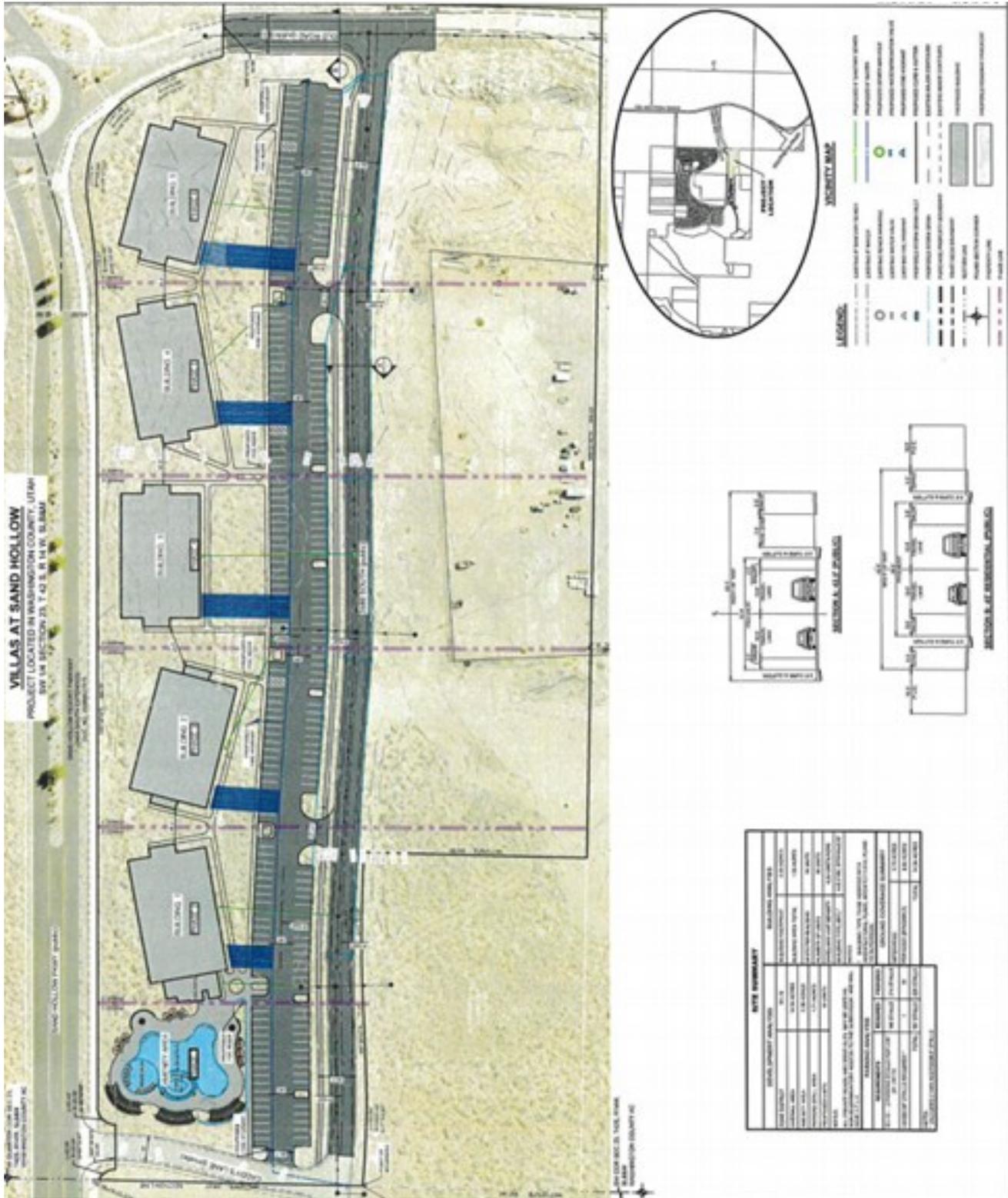
PLANNING AND COUNCIL MEETINGS (CON'T)

Silver Flats



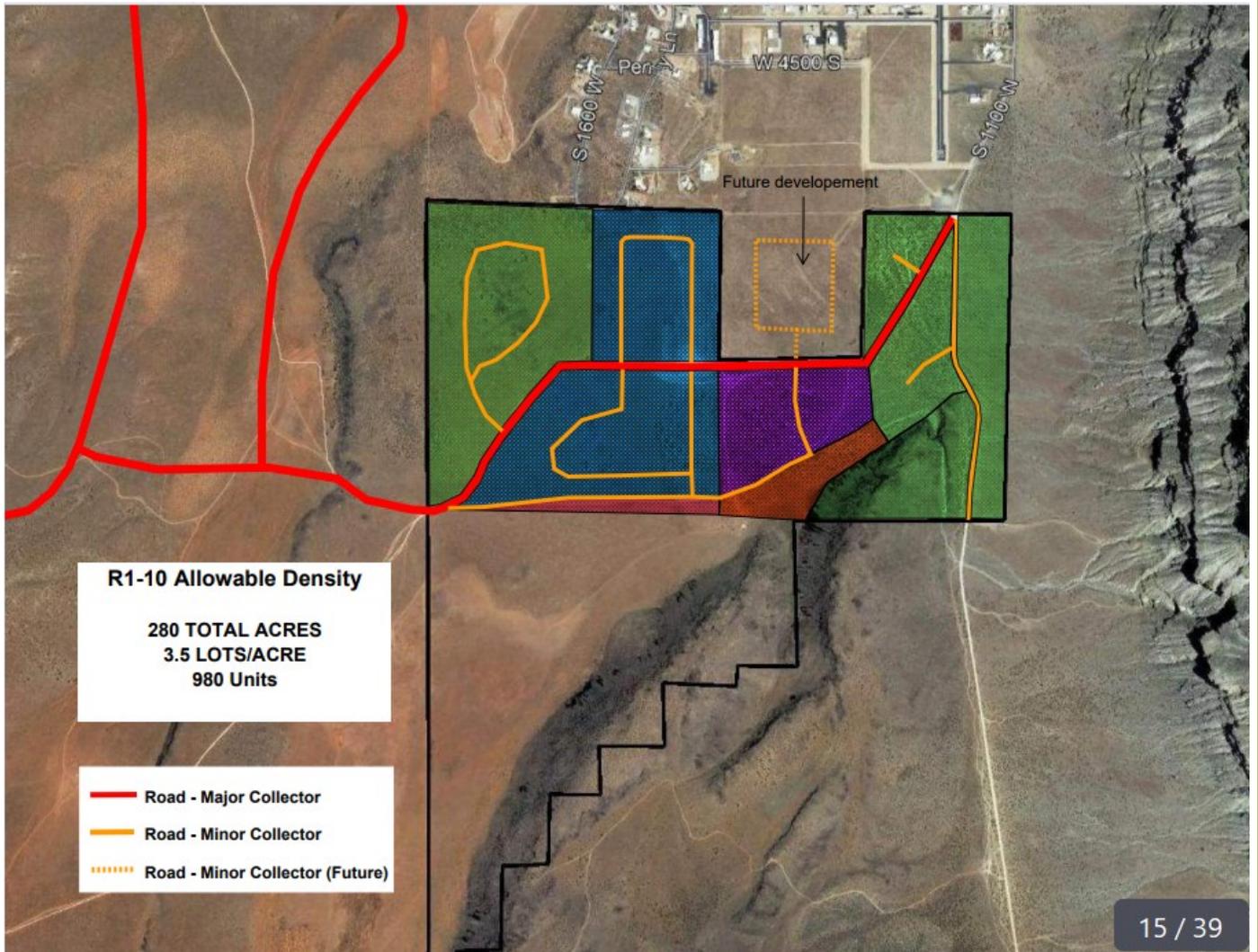
PLANNING AND COUNCIL MEETINGS (CON'T)

Hurricane Hills Ranch



PLANNING AND COUNCIL MEETINGS (CON'T)

4800 S and 1500 W



CALENDAR

St George Marathon

2 Oct 2021. This is an amazing annual race with lots of events for the general public. See:

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

First Friday

1 Oct 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.

Huntsman World Senior Games

The 2019 Huntsman Senior Games will be held 4-16 Oct 2021. The opening ceremonies are Tuesday, Oct 5th at 7 pm and they are free to attend. They are held at the Trail Blaser Stadium at Dixie University.

If you have never attended any of the events at the Senior Games, you should find a sport you are interested in and go and watch. It is really a lot of fun. People come from all over the world to attend and it is inspiring to see these senior athletes have fun.

They are looking for volunteers throughout the event. See:

<https://seniorgames.net/>

Hurricane Farmers Market

2, 9, 16, 23, 30 Oct 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.

St George Downtown Farmers Market

Ancestor Square, 9 am to noon every Saturday morning

21st Annual Art in Kayenta Festival

8 to 10 Oct 2021, 10 am to 5 pm.

881 Coyote Gulch Ct, There will be over 40 arts booths, food, a beer and wine garden and a silent auction.

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

Warbird Fall Fly-In

15 and 16 Oct 2021, 9 am to 4 pm, Museum hangars at the St George Regional Airport. See visiting warbird aircraft, tour museum aircraft and displays and gift shop. There will be a Q/A session with some of the warbird pilots.

UTV Takeover Event

20 Oct 2021, 9 am to 6 pm, Sand Hollow State Park. All activities and events are free! All ATVs and UTVs are welcome to join in group rides, night rides, dune tours, games, potluck dinner.

<https://www.utvtakeover.com/hurricane-ut/>

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!

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 8:30 am to 10:30 am (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	168	82%
E	259	203	78%
F	111	83	75%
G	86	71	83%
Total	1390	1139	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

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 435-625-3737

Or use this web page:

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

EVENTS AT SAND HOLLOW

Food Delivery

OUTDOOR YOGA IS BACK along with BINGO NIGHT

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

Eagles Tribute Band Live in the Rock Bowl

8 Oct 2021, 8 pm to 10 pm, \$20 per person

Superbloom Music Festival

Utah-born The National Parks celebrate life, music, and community at the inaugural SUPERBLOOM music festival.

This all-ages event also features friends Yoke Lore, Joseph, Joshua James, Ellee Duke, Brother., and Arbour Season.

Join us for a uniquely Utah festival lauding the talent of the region.

Gates: 1pm

Event: 2pm-10pm

GA Adv Tickets: \$75

First five rows / GA Pit: \$100

VIP: \$149

Royal Bliss Live in the Sun Bowl

15 Oct 2021

7:30 pm to 9 pm

\$20 per person

Sand Hollow RESORT

OUTDOOR
YOGA

AT THE ROCK BOWL

A BALANCED MIND

VINYASA STYLE YOGA - INSTRUCTORS BY GRANOJI

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