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**November 2021**

# *Dixie Springs Community Newsletter*

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

## **THE USE OF PIDS IN HURRICANE**

There was a lot of discussion in the City Council about the use of PIDs. A PID is a Public Improvement District. The PID establishes a mechanism to finance improvement projects through the issuance of bonds secured by special assessments levied on all benefited properties.

A PID district was created in the Elim Valley area in order to pay for all of the improvements that will be needed to support development in the area north and east of Dixie Springs. Right now, there is no water, power, sewer or roads to support development in these area. There is also no additional police and fire support.

A PID can be paid back a number of ways. They are proposing an additional property tax that would last for many years. Starting in page 5, there is interesting information about the issues with PIDs.



## PLANNING AND COUNCIL MEETINGS

### Planning Commission—22 Sep 2021

Discussion and consideration of approval of a preliminary site plan for a proposed commercial building located on the southwest corner of Sand Hollow Pkwy and Caddy Lane. Hurricane Hills Ranch, LLC Applicant, Valerie Espinoza Agent.

See pages 10 through 12.

The applicant has applied with a preliminary plat and preliminary site plan for a commercial building, Building 8, which is planned to be a three-story reception/check-in area with dining and a small convenience store. The area is planned as Commercial Residential on the Sand Hollow Resort Site Plan, which allows for a variety of residential and commercial type uses. This building will be sandwiched between the existing condo development and the recently approved condo development east and west.

Sand Hollow Resort PDO has this area planned as Commercial Residential, meaning it is intended for short-term rentals and other supporting uses. The overall density of the area can be 12.5 units an acre. In addition, the proposed development is planning to provide commercial use to support the surrounding residential and recreational uses.

A restaurant with office space and a check in location for the surrounding properties that are vacation rentals. The office space is for the people in the villas to go and do work. There is also a conference center.

There are issues with the lack of parking. They are talking about shared use of parking spaces with the rental units. The commission wants additional information so they can determine the number of

parking spaces that would be needed.

Caddy Lane is currently a private street. The staff recommended that Caddy Lane becomes a public street.

The Convention Center may have big groups that would need parking. The restaurant would need parking for guests.

The current plan would require a waiver for the parking requirements.

There is not a good plan for pedestrian access to the convention center.

Motion to continue until the developer comes back with more information about the parking and a new plan that has more parking.

### Water

Based the water rights the City currently has, they feel that if they are smart about the water use, the City will have enough water for about 40 years. However, there may be short term issues if some projects like the Lake Powell Pipeline do not happen. The Conservancy District has not nailed down how much water we have for how long. If the Lake Powell Pipeline does not come in, they have concerns over meeting the water demand over the next 5 years. It seems no one talks about the state of the aquifers and the reservoirs. There are about 200,000 people in the County and there is enough water for 300,000 people. The concern is the City has approved projects that will double the population. In the future, they should look at land use that is water wise. For example, apartments are very efficient for water use because there is little landscaping. New developments would have to use the new water standards. Right now, there are no

## PLANNING AND COUNCIL MEETINGS

official recommendations that have been made. The water issue will continue to be brought up and will come to a head at some point. They are discussing having exceptions for agricultural uses. People that have water rights will continue to be able to use the water in accordance with their water rights.

### City Council—7 Oct 2021

FEMA has recommended two ways of managing the flood hazard that is presented by Gould Wash. There is a study that shows the community is at considerable risk of flooding from the 1% annual chance (100-year) flood event. This event would cause the water to overrun the channel.

The map on page 13 shows the areas at risk for flooding. The blue area is the 100-year flood event.

The mapping process requires that they identify the flood plain.

There have been three flood events. In 1956, three bridges were taken out. In 1981, there was flooding and then there was flooding in 2011.

There are two options: regulatory floodway and administrative floodway.

The regulatory option follows the floodway guidance and a clear understanding of expectations and development requirements. It considerably reduces the administrative burden. The problem is it establishes a floodway through an area that is almost completely developed. These areas would have added restrictions.

The Administrative option is similar to the current floodway. The problem is that it is not a regulatory floodway, every new development would require

a hydraulic analysis, and it would not necessarily be more restrictive than the regulatory option. The analysis would be a big burden for the City. The analysis would have to look at the impact anywhere in the City from Gould Wash.

The floodway was substantially expanded in the study. This means existing structures that have not been in the flood plain are now in the flood plain. The homeowners would be required to purchase flood insurance when the maps become effective in a few years. Any home that needs to be rebuilt would have to be brought up to the existing flood standards.

City is working to create a detention basin. FEMA will probably get the map done before the detention basin is built. Therefore, there will be a few years that they will need to deal with the new flood plain mapping. The City knows there is a risk because they have seen the flooding before. The City has done analysis to see what can be done to contain the water. You need to contain 7900 cfs. The existing channels are able to convey 5000 cfs. To make the channel wide enough to contain the 7900 cfs, a lot of homes would have to be torn down. The NRCS will fund about 95% of the project to redo Gould Wash. Part of the proposal is to concrete sections of Gould Wash. The goal of the project is to limit the floodway and the flood plain. It would remove hundreds of structures from the flood plain.

The maps that are in effect today are the ones the City uses. The study would take about 2 years to complete and then there will be new maps. The NRCS project will start in about 5 years. Therefore, there would be 2 to 3 years where the

## PLANNING AND COUNCIL MEETINGS (CON'T)

new maps could be in effect.

The City will need to figure out how to fund their portion of the NRCS project.

Most of Hurricane proper would be in a flood hazard area with the new maps.

There was no decision made on which option to take.

### Department Reports

Power is the utility that is the big concern with new development. They are pursuing rights of way for power lines. They are looking down 1100 and along SR7. They will need power lines along both routes. Transformers purchases take about 2-1/2 years. They have one on order.

### Grading permit for parcels just east of Walmart

They want to grade it to match the adjacent pad. They are working on the townhomes behind it and they would like to grade that lot before the townhomes come in. currently, there is no one wanting to build there but they would like to get any blasting done before the townhomes are built.

### **Planning and Zoning—14 Oct 2021**

Preliminary site plan for a proposed commercial building located at the southwest corner of Sand Hollow Parkway and Caddy Lane. Hurricane Hills Ranch, LLC, applicant.

See pages 10 through 12.

The building is a 3 story reception/check in area with dining and a small convenience store.

This was previously brought to the planning commission and there were concerns about the small number of parking spaces. The plan had 35

parking spaces out of the required 63. The new plan has 58 parking stalls with a redesigned parking lot.

They are willing to look at a waiver of the number of spaces because there will be people walking to the commercial building.

The building is planned to be 41 feet tall. The area is zoned as mixed use. They will need to research what the max height of the building can be.

Unanimously to send a recommendation of approval to the City Council.

Proposed amended final plat for Dixie Springs Plat E Amendment A, lots 88 and 89.

They are combining the two lots.

Unanimously to send a recommendation of approval to the City Council.

Proposed zone change amendment request located at approximately 4800 S and 1500 W from RA-1, residential agriculture, to R1-10, residential one unit per 10,000 square feet, with a PDO, Planned Development Overlay.

See pages 14 and 15.

Create a mixed-use environment for single family homes, a multifamily zone, and light commercial (storage space). It is 280 acres. (This is east of SR7 and the Sand Hollow reservoir).

Presented it previously. The item was tabled. They were asked to come back with less density.

They have come back with R1-15 zoning change. They are now less dense. There are 1 acre plus lots on the east side against the BLM land. Density is approximately 2.5 units per acre overall (approx. 700 units). There are high density areas and low

## PLANNING AND COUNCIL MEETINGS (CON'T)

density areas.

Unanimously to send a recommendation of approval to the City Council.

### **City Council—21 Oct 2021**

#### Staff premeeting

Vehicle burglaries are up. Need to lock your cars. They are 4 police officers short.

#### Intermountain Healthcare Hurricane Campus

Working to solve issues with zoning changes and road alignment with 200 North and the access drive into the new facility. They have resolved most of the issues. They have received the preliminary site approval. On Nov 11th, they hope to receive the final site approval. Once that is done, they will start grading. They have selected a contractor. They will be adding a new free standing building. There are provisions for adding to the new building.

#### Award of the Dixie Springs Well contract

They had two bidders that were quite a bit higher than the estimate. The lower bidder put in non-allowable exceptions in the bid. Both bids were rejected. In a few weeks, they will put a bid on just the materials. Later they will bid the project and hopefully get lower bids.

#### Apply for a water smart grant for the Dixie Springs well

It was sought previously but it was not awarded. Want to decrease the cost of the well. Approved.

#### Floodway modeling options on Gould Wash

They have not received some requested information. There are people concerned because

they may be required to get flood insurance. The cheapest flood insurance is about \$50 per month. This may be a problem for some people.

Hopefully, 3 to 5 years from now, this will not be an issue since the wash will be improved.

The current modelling is based on the highest tech available right now.

Discussion tabled.

#### PIDs within Hurricane City

Some of the Dixie Springs were 40 year bonds but many were paid off in 5 years.

Joseph Prete read a document he prepared about the pros and cons of PIDs.

A PID is a loan to pay for infrastructure. The loan is paid back by the lot owners. There is a special tax that is paid by the property owners over a number of years. PIDs are a recent creation so there are not many in place. The City has already put two of them in place.

PIDs are attractive because it brings developers together to solve infrastructure problems. They provide a loan at a lower rate. It provides a consistent infrastructure. They are a new creative financing tool.

There are issues:

- Double or triple the value of the land without the developers paying anything.
- Wrongful shifting of risk. The risk is shifted from the developers. It is customary for the developers to invest and take the necessary risks to enjoy the back-end profit. In a PID, developer risks are largely mitigated.

## PLANNING AND COUNCIL MEETINGS (CON'T)

- Increase profits for developers. No discount on the purchase price. For example, it may have cost \$15K per lot for infrastructure. Using the PID, the developer does not pay for that and pockets the profits.
- It is a “sneaky” tax. Developers build infrastructure on the backs of future homeowners. The burden is on each lot owner and anyone that subsequently purchases the lot. The tax is imposed on people that are not there yet.
- The tax is unfair in that people around the PID area are not paying the extra taxes. How do you deal with annexation areas? What benefit does the PID homeowner receive in exchange for the extra tax?
- Cede control to a self-interested developer board. They have control over process, rollout, payment of loan, tax levy, etc.
- Are there areas around the PID that would be annexed in and subject to the tax?
- It jeopardizes the ability to raise taxes or bonds in the future. The PID participants will resist because they are already being taxed. With the existing PID areas in the south side of town, that will be about half of Hurricane and those people would resist raising taxes.
- The PID supports speedy development which is not what the residents of Hurricane want. The residents want slower growth. They do not want growth for growth’s sake. They do not want to lose their small town charm.
- It appears there is a push to get things through before the election because there is a pro-growth majority on the council right now.
- Future city leaders will have to deal with disgruntled people in the PID areas.
- There are unknown problems with PIDs. There are a host of problems with PIDs in Colorado. Suggest that no more PIDs be approved until they see how the ones that have been approved work out.
- Most cities have not used PIDs. One approach is to have the full PID paid for when the lot is developed so that the homeowner is not stuck with the extra taxes. There are other financing options than the PID option. Developers should pay most of the expense and shared between developers.

PIDs may be appropriate in limited circumstances that do not currently apply in Hurricane. They can be used to stimulate growth when there is economic stagnation and no other way to finance, for example.

What happens in 10 years when the people in the PID areas have to pay a lot more taxes than people not in PID areas.

The current situation in Hurricane:

Growth is much faster than residents prefer.

Developers will make tens/hundreds of millions of dollars from developments on the South end of town. Massive back-end profits should be contingent on being burdened with front end investments. There are other financing options. The lower interest rate argument is mainly a ruse. The developers should pay for most of the infrastructure gap on the south end of town.

## PLANNING AND COUNCIL MEETINGS (CON'T)

The City should prioritize a substantial portion of its infrastructure budget to the South side of town given they have approved zone changes and developments. The City should do this without raising taxes.

Putting the onus on developers to figure out it will temporarily slow growth which is consistent with the will of the people.

Growth in Hurricane has been 4.9% in previous years. It is now at 10-12%. The mayor would like to see the growth back to the lower levels.

Commercial building located on the southwest corner of Sand Hollow Parkway and Caddy Lane

See pages 10 through 12.

Unanimously approved with the conditions of satisfying staff and JUC comments.

Zone change at 4800 S and 1500 W

See pages 14 and 15.

East of Sand Hollow and SR7.

They have come back with R1-15 zoning change. They are now less dense. There are 1 acre plus lots on the east side against the BLM land. Density is approximately 2.5 units per acre overall (approx. 700 units). There are high density areas and low density areas.

Approved 4 to 1.

### **Planning Commission Meeting—27 Oct 2021**

Proposed zone change request located at approximately 3900 W and 1000 S in Sand Hollow PID from R1-6 and R1-8 to R1-6 and R1-8 with a PDO. A piece of parcel number H-4-2-1-1103 and

a section of H-4-2-12-1102. Western MTG and Realty Co Applicant. Brent Moser Agent

See page 16.

Requesting a change to the PDO for an adult community/neighborhood. The community is called the Cadence Active Adult Community. The location is between Sand Hollow Road and Flora Tech Road. It is adjacent to the Glampers Inn on the east side. The community will have 318 units on approximately 68 acres. The underlying zoning will stay in place and a PDO will be added. It will be developed in phases.

A concern is there is no infrastructure there. The PID will put in the infrastructure. The PID plans have been turned in for the roads. The roads around Glampers Inn are the first ones to be done and should be done in about 6 months. The roads should be in when they are ready to develop Cadence. This will be a 55+ community.

The underlying zoning is the same. The PDO allows for clustering of homes within the zoning. The PID puts the infrastructure in on the front end.

Approved subject to staff and JUC comments.

Proposed zone change located at approximately 2700 S and 2300 W from RA-1 to R1-10 with a PDO for 133 acres and M-1 for approximately 27 acres. Parcel number H-3373-NP. Molly's View, LLC Douglas Howard, CEO Applicant. Richard Wedig Agent

See page 18.

Zone change on 133 acres from RA-1 (1 home per acre) to R1-10 (same as Dixie Springs) with a PDO. There are 325 units with commercial, office, civic, public, and retail uses, and 27 acres of M-1 for light

## PLANNING AND COUNCIL MEETINGS (CON'T)

manufacturing and warehousing of products.

Location is near SR-7 and 3000 S. This is the Balance of Nature property.

Another property that currently does not have any utilities to the area. A development agreement needs to be in place that specifies that there needs to be utilities before construction can start.

Designing so that the movement within the development will be by foot, or horse and buggy.

Dayton Hall: This area was included as agricultural land in the general plan. A minimum of 5 acre lots.

Balance of Nature had a special meeting and convinced the City Council to make this 160 acres multi-use in the middle of the agricultural area.

There were statements that the development would complement the agricultural area. This looks more like a small city rather than something that complements the area around it. The density is deceiving. There is a very small dense area that will have houses. The rest are commercial buildings, etc. Also, there are no adequate services. A development agreement does not do a good job of making sure there are adequate services. It is not harmonious with the farmland that is on 2 sides.

The economic value of the Balance of Nature facility is important to the town.

Community input is hard to get when no one lives within 250 feet of the property (they have to notify everyone that lives within 250 feet of the property). There probably would be a lot more community input if more people knew about the requested zone change.

There are issues with drainage in the area. This is

the bottom of a lake area. (Bench Lake area).

The phases will be built over 5 years. The manufacturing area will be the first to be built. They are building housing for employees of the company.

There are lakes that will be built to contain the drainage in the area. It has not been farmed for a long time because the soil is not too good.

There are over 2500 trees on the site.

They have had some preliminary soil tests that show the soil will be OK, but they will be doing more extensive soil tests.

There will be a lot of walking/biking paths. The whole facility is set up for good nutrition. There will be places where people can grow vegetables. They want to raise samples of what is going into their product. They are avoiding a concrete jungle.

The main building is larger than the largest Costco. Then there are other buildings for a call center, manufacturing and shipping. Does a facility this large that will require a lot of water fit in this area? Will the roads and the utilities be adequate to service a facility of this size?

Developer: The buildings will not be big boxes. They will be styled to blend into the environment. The large building contains more than just warehouse—it contains all everything. Most of the trucks will be coming off SR7. Anyone can come in and enjoy the facility. The center is open so they can have festivals. There is an amphitheater for entertainment. They are working with the entities that provide the utilities. They say they will be able to provide what they need but it will take some time. They will have a water well to reduce the water they will need. They will have waste water

## PLANNING AND COUNCIL MEETINGS (CON'T)

processing. There is not much that can be raised on the land as it currently is.

The plan complements the area. Balance of Nature wants to purchase local products which will support the local agriculture.

There will be 1700 to 2000 employees over a 5 year period of time.

The general plan was changed to allow this facility.

They need to plan to address the water that settles in this area. The water needs to go somewhere. The City will need to move the water somewhere when it leaves their property. The question is where is the Frog Hollow water going to go? The Frog Hollow dam needs to be improved.

Motion to send a recommendation of approval to

the City Council subject to a development agreements referring to services in the area, and subject to a regional drainage plan being designed, approved and implemented prior to development.

Passed 5 for and 3 against.

Preliminary plat, containing 64 lots, located at 3600 W 1400 S. Western MTG and Realty Co Applicant, Matt Lowe Agent.

See page 17.

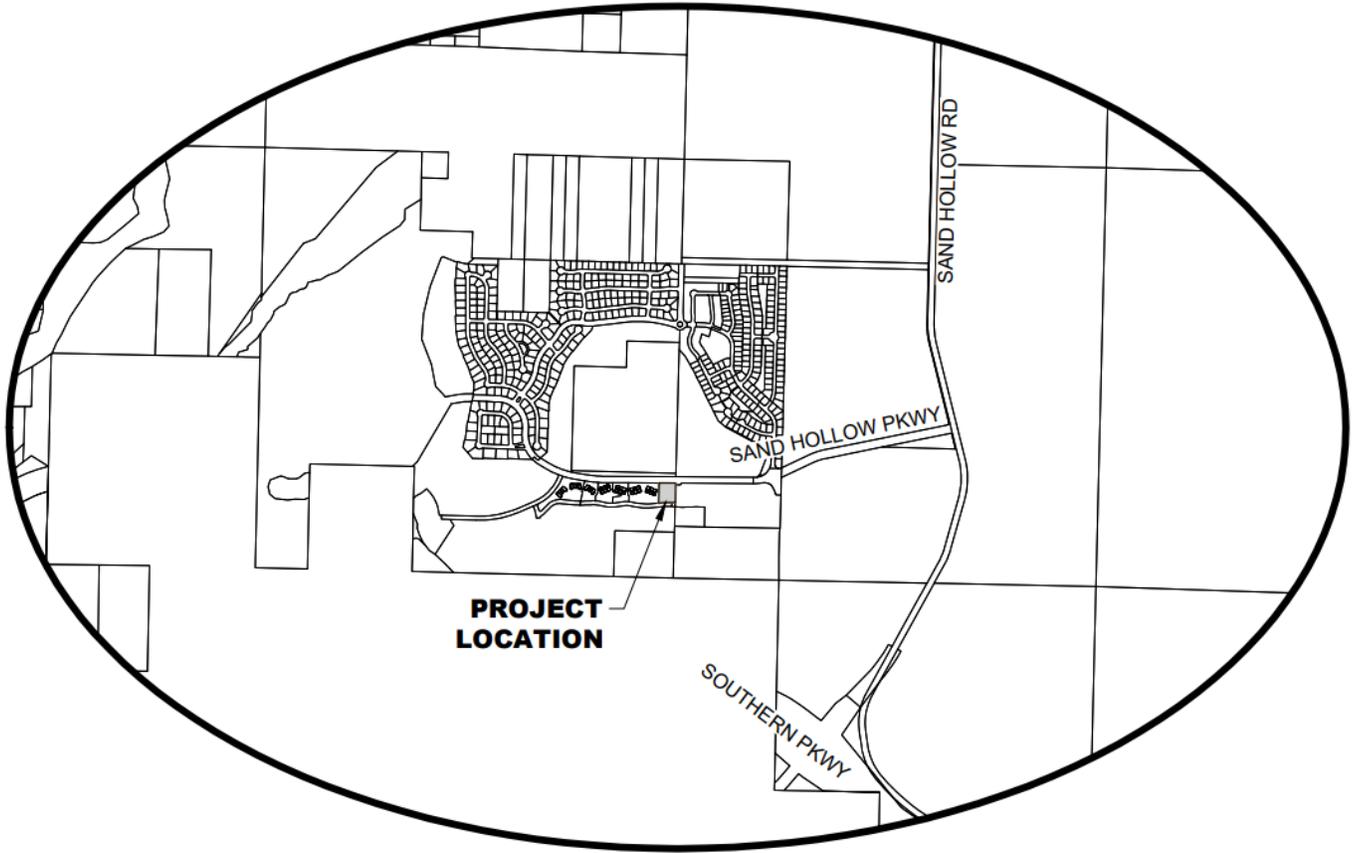
Located within the Sand Hollow Gateway PID. The main concern is the isolation of the property. The development is called "Peach Springs Estates". The zoning is R1-10 (same as Dixie Springs).

Unanimously to send a recommendation of approval to the City Council with staff and JUC comments, and the requirement that the PID and utilities are in place.



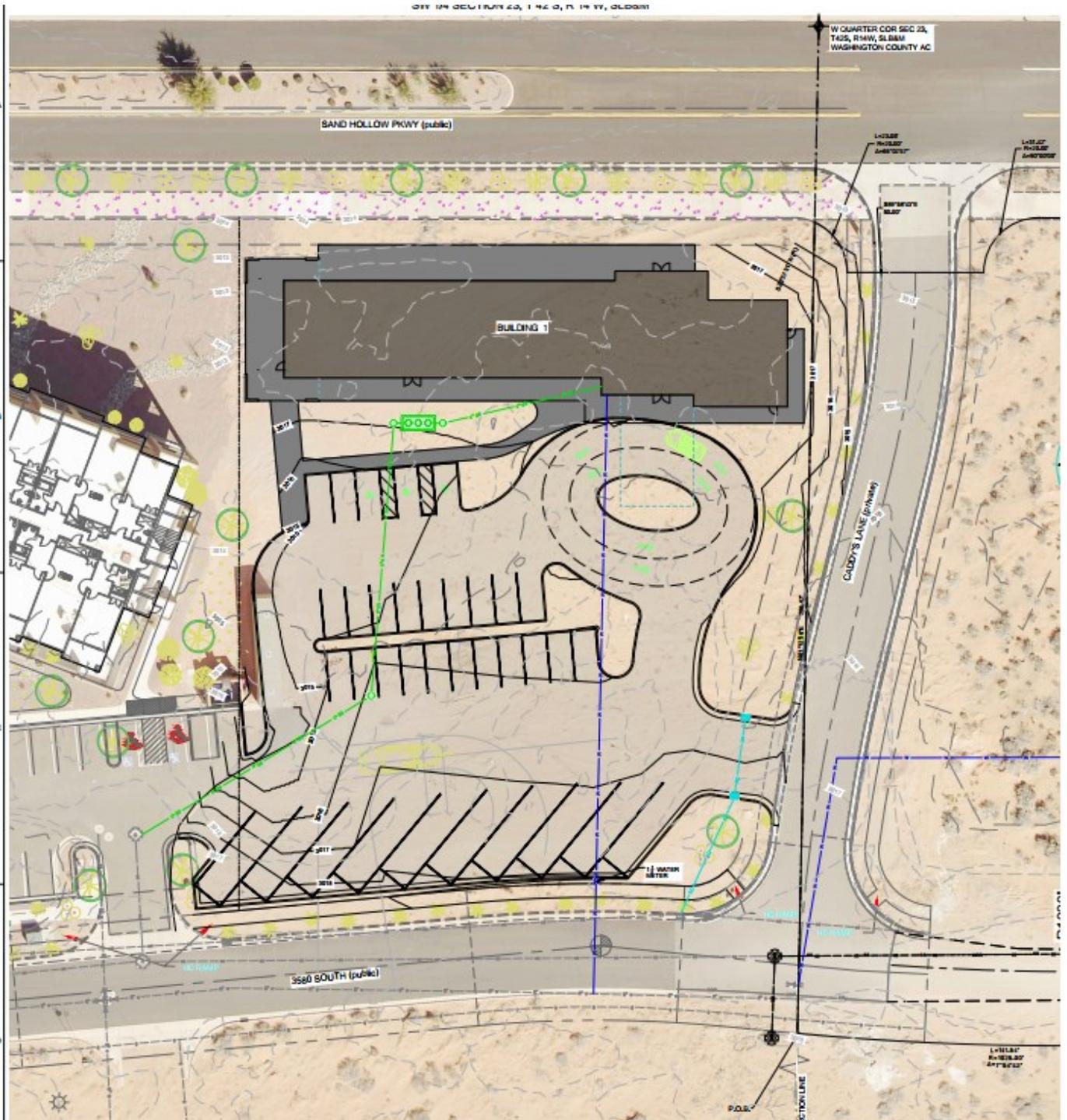
**PLANNING AND COUNCIL MEETINGS (CON'T)**

**Sand Hollow Road and Caddy Lane**



PLANNING AND COUNCIL MEETINGS (CON'T)

Sand Hollow Road and Caddy Lane



**PLANNING AND COUNCIL MEETINGS (CON'T)**

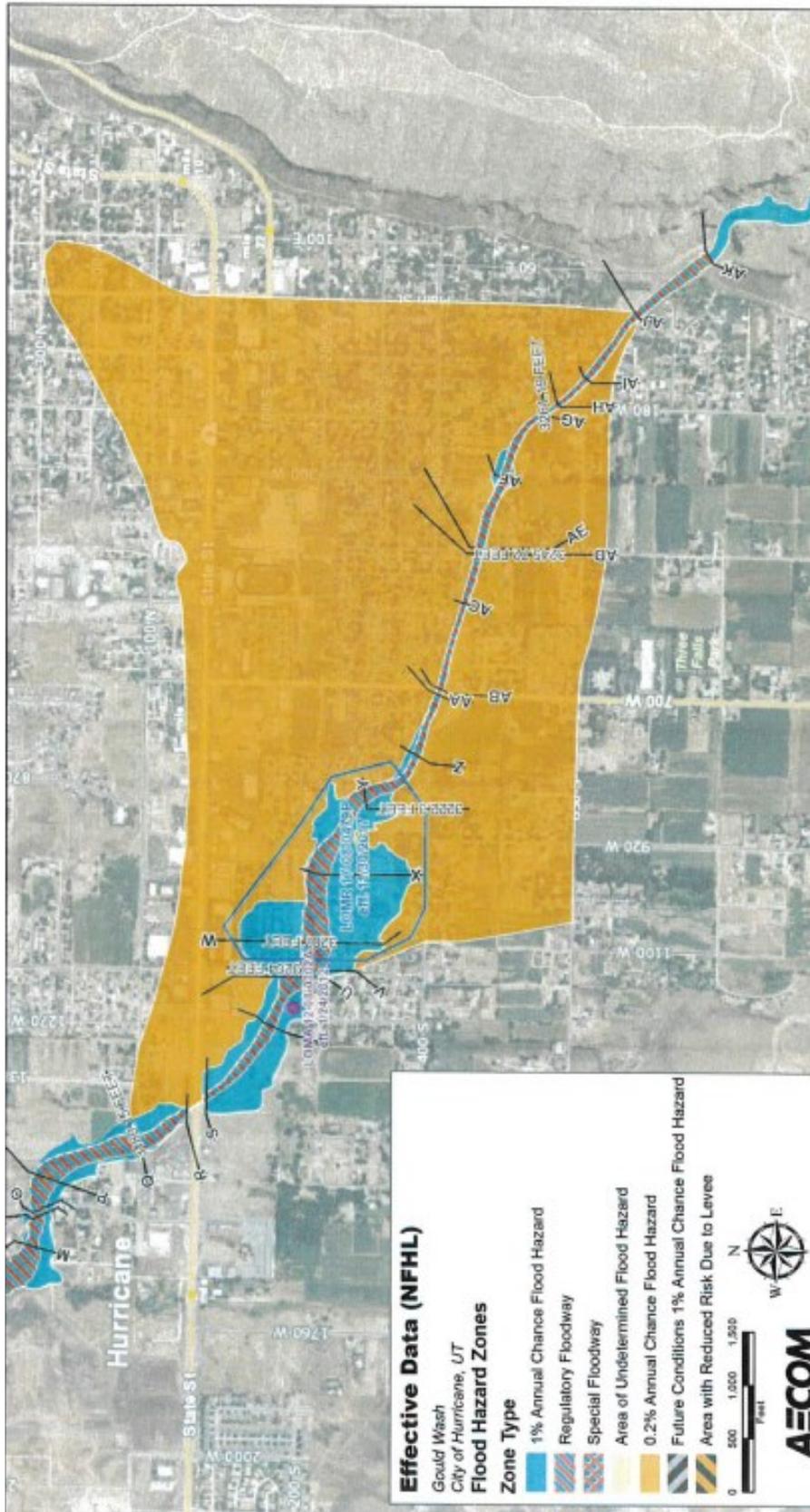
**Commercial Building at Sand Hollow Parkway and Caddy Lane**



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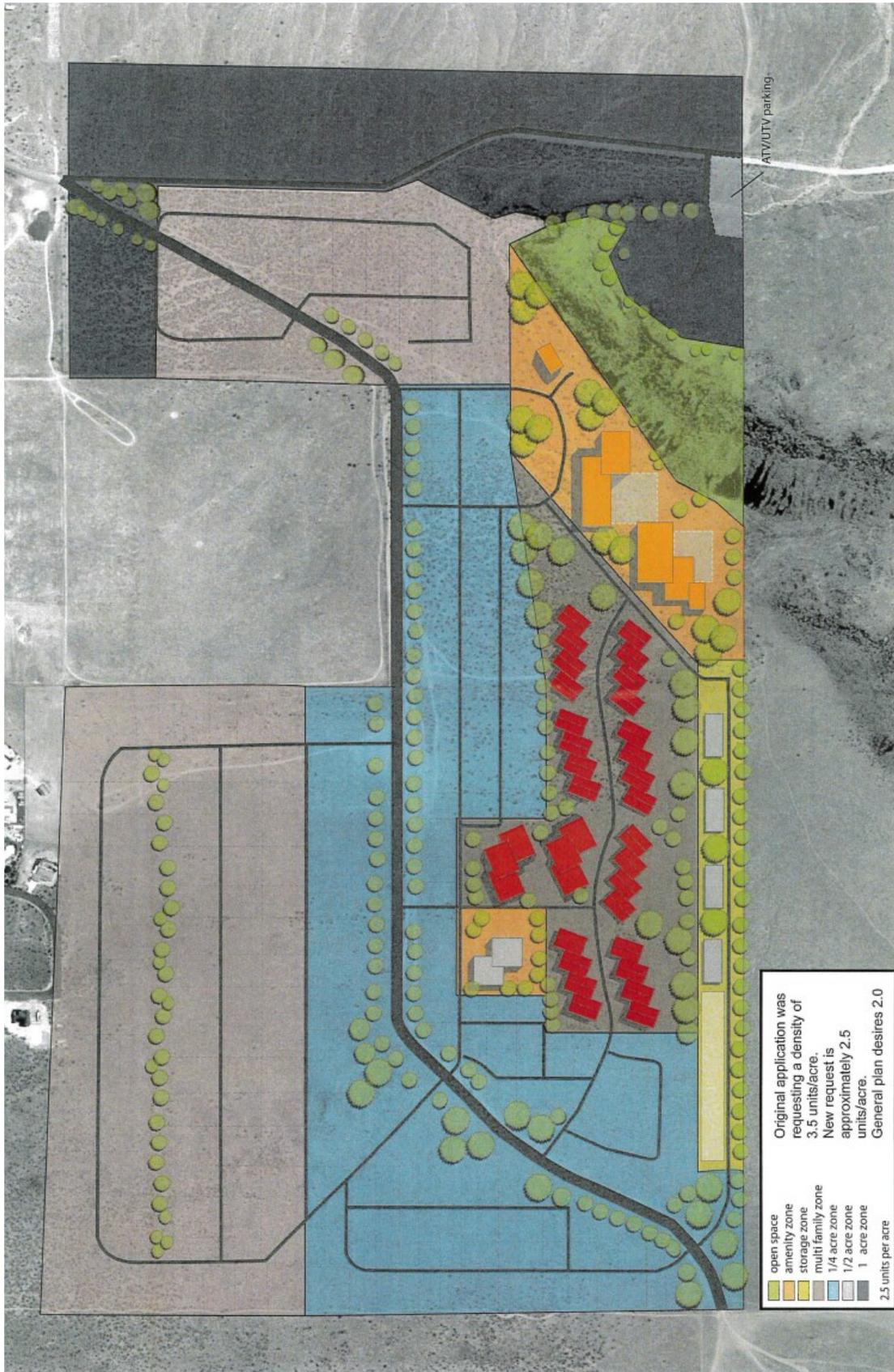
PLANNING AND COUNCIL MEETINGS (CON'T)

Gould Wash Flood Plain



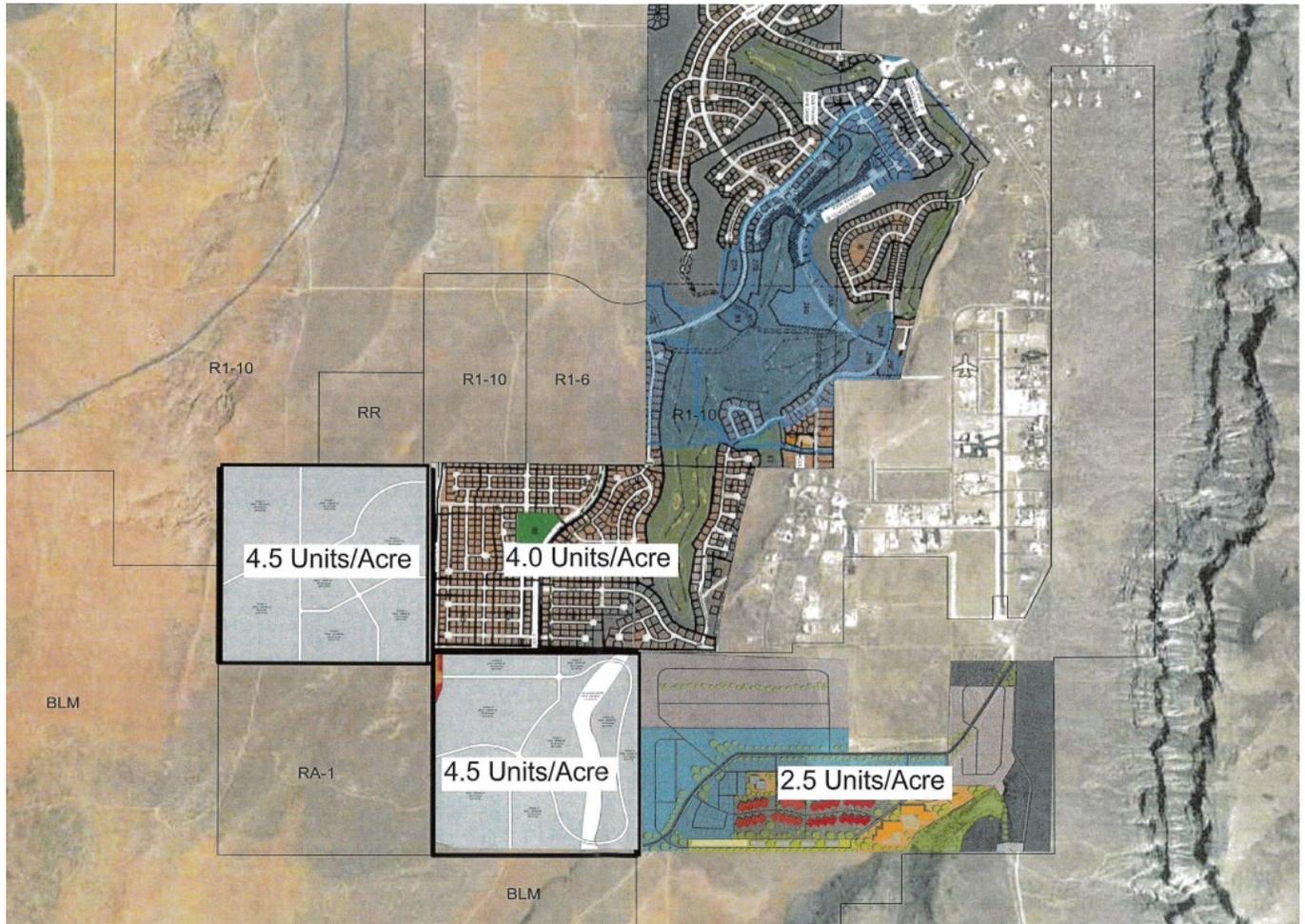
PLANNING AND COUNCIL MEETINGS (CON'T)

4800 S 1500 W



**PLANNING AND COUNCIL MEETINGS (CON'T)**

**4800 S 1500 W**



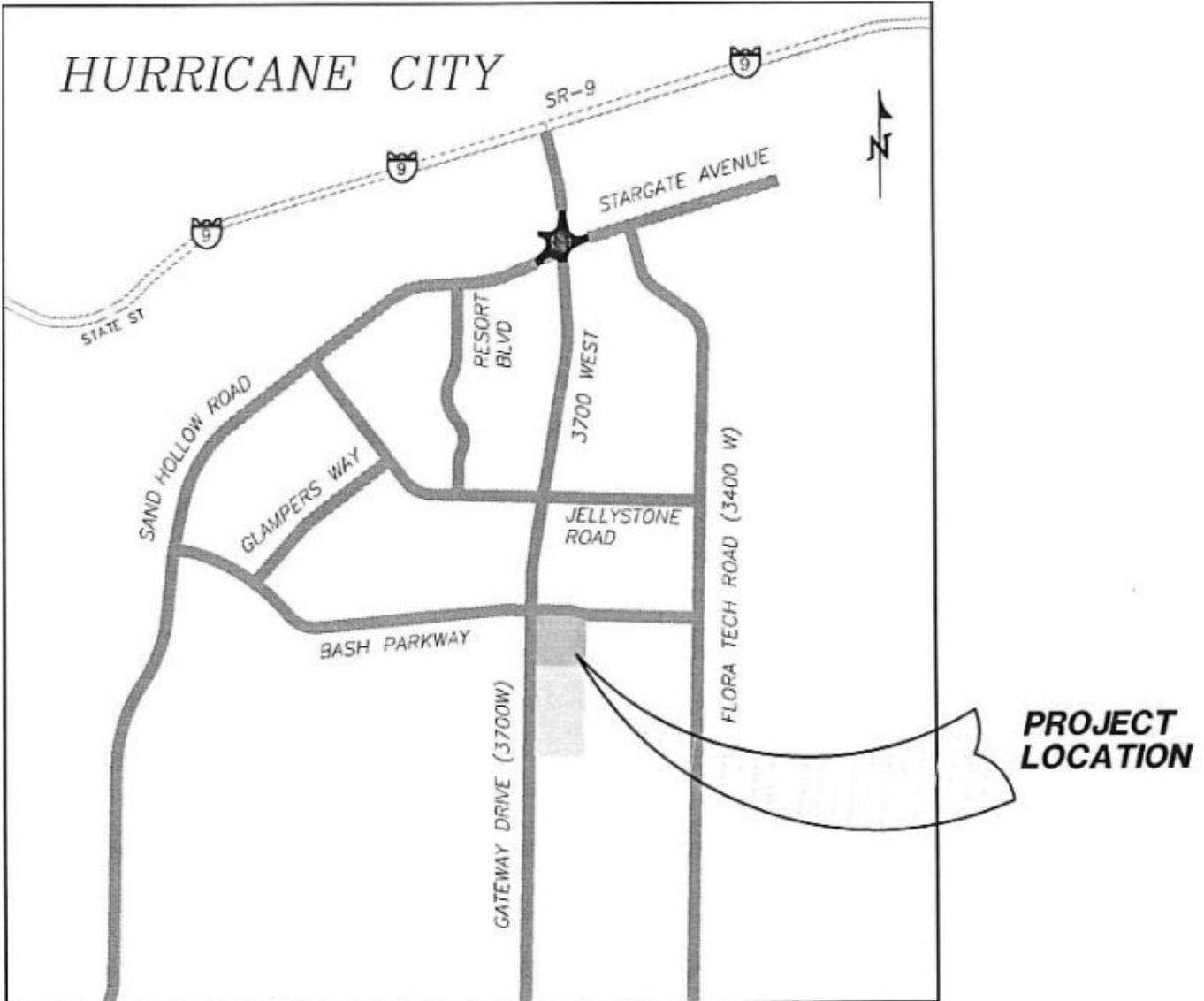
**PLANNING AND COUNCIL MEETINGS (CON'T)**

**3900 W and 1000 S**



**PLANNING AND COUNCIL MEETINGS (CON'T)**

**Peach Springs Estates**



PLANNING AND COUNCIL MEETINGS (CON'T)

Balance of Nature Facility



## CALENDAR

### **DocUtah2021 Film Festival**

1-6 Nov 2021, 100 films

Megaplex Pineview Theaters, St George

Celebrating the art of documentary films.

<https://docutah.com/>

### **Southern Utah Rock and Gem Show**

5-6 Nov 2021, Legacy Park (Fairgrounds), 5500 W 700 S, Hurricane, 10 am to 7 pm

Free admission.

<https://seniorgames.net/>

### **Jubilee of Trees**

18—20 Nov 2021

Dixie Center, St George

The Jubilee of Trees is a holiday fundraising event for Intermountain Foundation at St. George Regional Hospital. A beloved holiday tradition celebrated throughout Southern Utah. This family event showcases beautifully adorned Christmas trees and wreaths created by local designers, artists, individuals, businesses, and community groups. Additional attractions include live holiday entertainment, and seasonal merchants.

<https://intermountainhealthcare.org/locations/st-george-regional-hospital/about/give/jubilee-of-trees/>

### **Holiday Market**

Legacy Park (Fairgrounds), 26—27 Nov 2021, 10 am to 5 pm.

Artisans, crafters, jewelry makers and sellers, clothing, holiday decorations, handcrafted items are all for sale at the Holiday Market!

Free admission.

### **Hurricane Neon Night Run and Trunk or Treat**

Grandpas Pond, 350 N 3700 W, Hurricane  
Trunk or Treat, 7 to 8 pm, free

5K and 1 mile, 8 to 9 pm, adults: \$15, Kids: \$10, family of 4: \$40. Preregistration required at [hurricanerecreation.com](http://hurricanerecreation.com)

### **Thanksgiving Day Gobbler**

Thursday, 25 Nov 2021, 8 am

10K, 5K and kids 1K run.

This Thanksgiving Day morning race has something for the whole family! The event opens at 7:00am with races starting at 8:00 am, prizes and awards shortly after completion and then off you go, back to your home where the real work begins; hence Hobble Now, Gobble Later! Thanksgiving is the most popular race day of the entire year across the nation, so come join us at a great tradition and discover why The Gobbler is the perfect way to start off this Family Holiday.

Register at:

<https://stgeorgegobbler.com/>

**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

### Hurricane Community Choir

The choir rehearses each Wednesday evening at 7 pm. Contact [webmaster@dixiesprings.info](mailto:webmaster@dixiesprings.info) for more info.

### Pickle Ball

A number of residents go every day to play Pickleball at 8 am Sullivan Park in Washington. Contact Rose Card at [card\\_rose@hotmail.com](mailto:card_rose@hotmail.com).

### Ladies Luncheon

The ladies of Dixie Springs meet for lunch on the first Tuesday of each month at 11:30 am at the Sand Hollow Golf Course restaurant. Come join us!

### Weaving

Calling all weavers, spinners and “want to be” weavers and spinners! For info, see the web page at <http://www.mmawg.org/SVUtahBranch.htm>

### All RVs

If you have an RV, join the Red Rock Rovers! 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](mailto:Jopj888@msn.com), 801-455-2988

### Woodworkers

Looking for other hobby woodworkers to meet and share ideas, projects & skills. Contact Jeff Blonder at 801-205-5605

### Input

If you know of any activities in our community, email [webmaster@dixiesprings.info](mailto:webmaster@dixiesprings.info) for inclusion in the newsletter.

## DIXIE SPRINGS STATISTICS

Section	# Lots	# w/houses	Percent
A	225	187	83%
B	231	197	85%
C	274	231	84%
D	204	168	82%
E	259	203	78%
F	111	84	76%
G	86	72	84%
Total	1390	1142	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](mailto:webmaster@dixiesprings.info)

## **RECOMMENDED VENDORS**

The list of recommended vendors is on the web at <http://www.dixiesprings.info/vendors.htm>. If you had good service from a vendor, submit your information so everyone can benefit from your experience.

## **DIXIE SPRINGS ACC INFORMATION**

Newsletters can be seen at this page:

<http://dixiespringsacc.org/newsletter.htm>

If you have any questions for the ACC, please email them at [acc@dixiespringsacc.org](mailto:acc@dixiespringsacc.org)

For more information, see their web site at:

[www.dixiespringsacc.org](http://www.dixiespringsacc.org)

## **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](https://secure.hostcompliance.com/hurricane-ut/complaints/type)

**EVENTS AT SAND HOLLOW RESORT**

**Sunday Brunch**

Every Sunday 11 am to 2 pm

**Taco Tuesday**

Every Tuesday all day

**Karaoke Night**

Every Thursday 7:30 to 9:30 pm

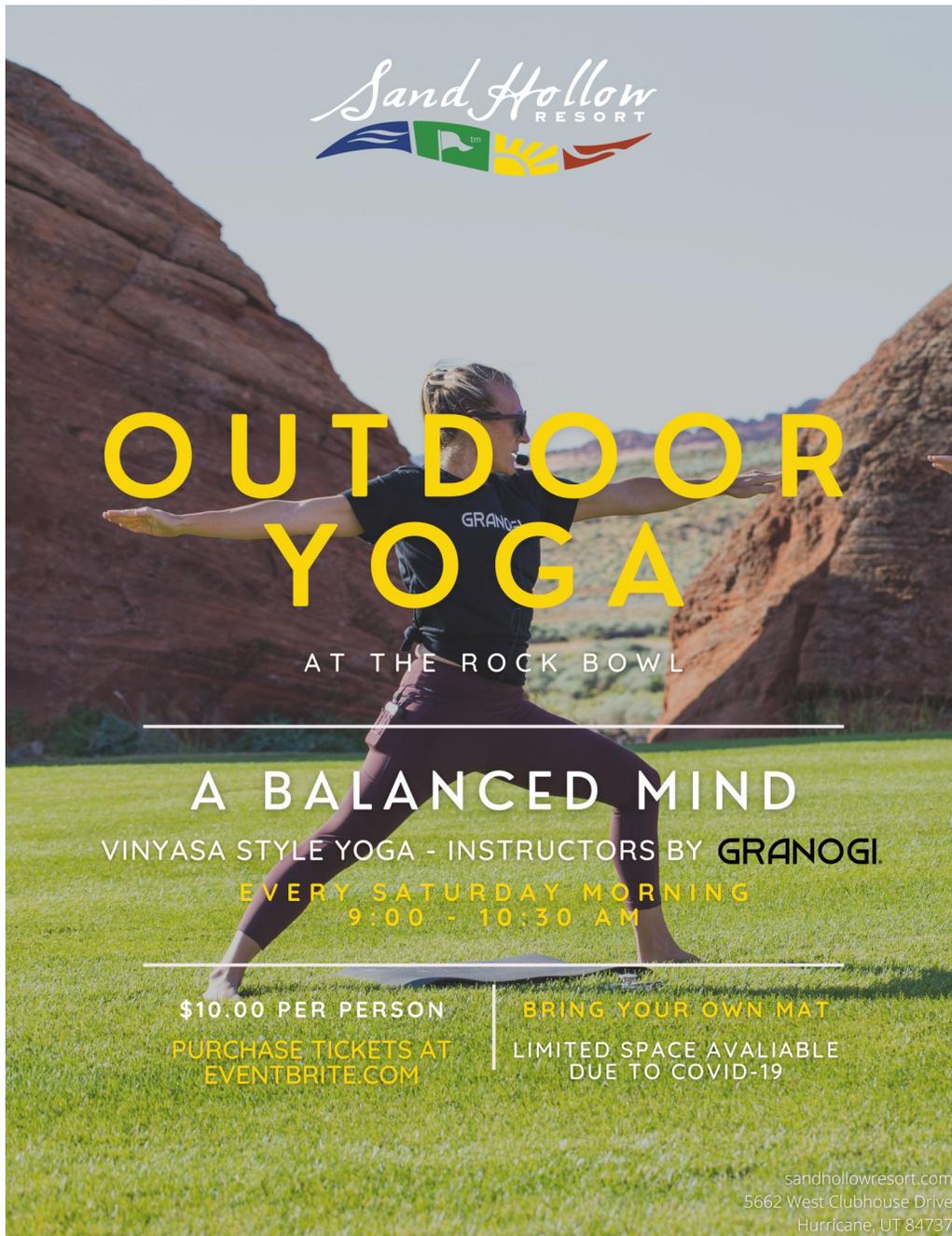
**Car Show**

6 Nov 2021, 9 am to 3 pm, free admission

**Thanksgiving Shotgun**

25 Nov 2021, 10 am to 10 pm

All Players wanting to play on Thanksgiving will tee off at 10am in a shotgun format. Please call the Pro Shop for other details. 435-656-4653



**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  
EVENTBRITE.COM

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

sandhollowresort.com  
5662 West Clubhouse Drive  
Hurricane, UT 84737