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January 2022

Dixie Springs Community Newsletter

www.dixiesprings.info

LAKE POWELL PIPELINE UPDATE

The Lake Powell Pipeline has recently been placed into jeopardy. Utah is probably overusing its allotment of the Colorado River water. This is counter to the claim that Utah is not using its water allotment and therefore should get the water it is allocated by building the Lake Powell pipeline. Utah gets 23% of the water allocated to the upper basin. Unfortunately, the amount of water in the Colorado River has declined by almost 20%. This means either the pipeline will be empty, or the water will need to be taken away from other areas in Utah. It will be interesting to see if the possibility of the pipeline project being scrapped will wake up the Water Conservancy District to the water realities.

<https://www.deseret.com/utah/2021/12/13/22832469/utah-could-be-violating-colorado-river-compact-river-council-report-drought-lake-powell-pipeline>

HURRICANE PUBLIC INFRASTRUCTURE DISTRICT (PID) ARTICLE

The St George News has a good article about the PIDs being approved by the Hurricane City Council:

<https://www.stgeorgeutah.com/news/archive/2021/12/17/stt-boon-for-growth-or-double-tax-on-residents-hurricane-council-divided-on-public-infrastructure-districts/#.YcCtQWDMluV>

The PIDs that have been approved are in the area north of Dixie Springs and these developments will change this area significantly. Previously newsletters have provided details about these PIDs.

WORKSHOP ON DEVELOPMENT AT SAND HOLLOW

The workshop on the development at Sand Hollow will be the end of January/beginning of February. Information will be sent out as soon as it is available.

PLANNING AND COUNCIL MEETINGS

City Council—2 Dec 2021

Work Meeting to Discuss the Public Infrastructure District (PID) Sand Hollow Mesa and Bench Lake

See pages 10 through 12.

This PID will have approx. 3,660 residential units and 130.6 acres of commercial development. Phase 1 encompasses 324 acres, phase 2, 251 acres and phase 3, 353 acres.

There are three PIDs and an annexation. The blue area on page 10 is the area to be annexed into a PID. The Balance of Nature property is included in this PID.

They went over the cost estimates for the creation of the roads, trails, power lines, water tanks and water lines in the three PID areas.

There was a meeting with a developer. The developer stated they do not have the money to pay for the necessary water and power infrastructure. A PID is one option. There are other options. They want to talk about the different options and see which option is best.

There is concern about the cost to the consumer. The PID could it be set up so the first owner can pay for the PID and the cost is not passed on to future owners. Response: there are many ways that the costs of the PID could be paid back. It could be an extra property tax, special assessments, fees, paid up front, a model like Dixie Springs used (paid back over 20 years), or other options. Some options make it harder to generate the funds.

The City could issue bonds but those would affect everyone in Hurricane. The costs of the PID only affect the people in the PID area. With this large

an area, the cost should not be high per homeowner since there are so many homes. They are looking at an increase of 1 or 2 mill to pay for the infrastructure. It depends on how many participate in the PID.

The Mayor said that increases in property taxes will be difficult for some people to pay.

You have to opt into the PID when you purchase a home in the PID area.

A PID is not an entitlement to a developer. It is a discretionary tool.

The SID in Dixie Springs was the first SID in the state. It allowed the people that owned land in Dixie Springs to get value out of their property by getting the funds needed to install the infrastructure.

It may be better to have an impact fee up front (like the SID in Dixie Springs) rather than a long term property tax increase. Then people could prepay it over a specified period of time.

The cost for the infrastructure needed for the three PIDs is about \$220 million.

The problem with the Dixie Springs SID was the City managed and maintained it. For example, the City had to handle foreclosures. A PID will separate the City from the management of the financing and foreclosures.

The property tax is not financed with the mortgage so this may be advantageous to some homeowners.

Disclosure is an issue because many people do not completely read their closing documents and will not know about the PID costs.

For those in the PID, some of the City impact fees

PLANNING AND COUNCIL MEETINGS

would be waived.

There would be about 25,000 people in the PID area which would double the number of residents in Hurricane.

The PID funds the major roads and infrastructure and not the neighborhood roads. The PID allows master planning of the roads in one piece instead of doing it one development at a time.

How do you fund the roads to connect the different parts of Hurricane? That would be a bond that would be assessed against everyone on Hurricane.

The finance rate for the PID is lower than the consumer would get.

The developer will probably not be lowering the cost of the house by the extra amount of the PID. But a home in the PID area would be more expensive so the price of the home may need to come down.

A concern is they City will get complaints when people get their tax bill if the PID is paid through property taxes.

It may be very difficult for the consumer to understand what a PID is and how it will impact them.

There is concern that PID would increase the rate of growth in Hurricane. They stated growth will occur no matter what because you cannot deny property rights.

A person must agree to be part of the PID—you cannot annex someone in involuntarily.

Balance of Nature property owner: The developers want to know how to help the City

get the infrastructure in. The more time it takes, the more expensive the development will be. The developers are willing to help with the financing. The Hurricane Master Plan will make Hurricane a great place to be.

The PID will help pay for a contiguous trail system.

The City needs to decide if they want to go with a PID, and if they go with a PID, how will the PID be paid back. At the end, the City needs to sell a marketable security.

Joseph. The City has already approved a number of PIDs and they have not seen how they have played out yet. It is a tax increase on future homeowners unless everything is paid at the time the lot is sold. The people in Hurricane want measured growth and not fast growth. The City should pay what it can when it can, and not go with a PID.

Annette. There are a lot of implications they are not aware of because it is so new. There are not good examples. But she thinks we need to have good infrastructure. The PID has to be good for the City, developers and citizens.

Mayor. A 2 mill levy would not be a large impact on the City and it would fund the master plan roads. Would the PID accelerate growth too much? Hurricane has been pushing 10 percent growth in the last two years. Hurricane might lose the community flavor we have if we grow too fast. Having the infrastructure moves things forward in a quality way rather than piecemeal.

Kevin. The resources will come whether or not you have a PID. Growth will be controlled by water availability. It is good that the developers are working together like they are.

PLANNING AND COUNCIL MEETINGS (CON'T)

Darrin. He meets people that are moving in from all over. People move here because they love it the way it is now. We have a Master Plan. It is harder to follow the Master Plan if the infrastructure is put in piecemeal. It is good to have the infrastructure in place when people move in. The people are coming whether or not we have a PID. The builders working together with the City is a positive. The economy will dictate how many people move it how fast.

What is the timeline for making a decision? The Planning Commission needs to go through the documents. They think they can come back with a recommendation in January.

Mayor. Washington Dam Road has long delays because they have to tear everything up to make a good 2 lane road. This is because the infrastructure is being put in piecemeal.

Department Reports

Police. They have 2 recruits at the Police Academy. They have brought on the second female police officer. Hurricane has had businesses lose upward of half a million dollars due to scams.

The Water Department is looking at getting property south of Sky Ranch for a well site, water tank site, and easements for the water lines. They are looking at two 4 million gallon tanks. They want the City Council to approve funding for the two water tanks, the well, and the water lines. The City Council supports the funding of the project.

Zone change request on 327 acres from RA-1, residential agriculture one unit per acre, to R1-10, residential one unit per 10,1000 ft². Silver Flats

LLC

See page 14.

This item was tabled by the City Council until either utilities could be worked out, or a development agreement could be created. Since the Staff has proposed a development agreement, the Staff felt it should be brought back onto the agenda.

The Planning Commission passed the change 4 to 3.

There is a proposed 1470 units on the 327 acres.

The three Planning Commission members that were against the zone change had the following reasons:

1. There are almost no services in the area and it will be a number of years before adequate services are available.
2. Because of the several thousand units recently approved by the City Council south of 3000 South Street, the available electricity is not adequate without upgrading the electrical infrastructure.
3. The roads are not adequate to support the additional traffic.
4. Even though other properties have received zone change approvals, this property is further away from utilities and facilities and services are not adequate to support additional development.
5. It is not harmonious with existing development.

Discussion:

This is the third time in front of the City Council. They think they have a proposed agreement with the understanding the development cannot occur

PLANNING AND COUNCIL MEETINGS (CON'T)

without the necessary infrastructure.

They are asking for a R1-10 zoning change without a PDO. This is an area where the City feels there should be development agreements.

Joseph Prete feels a development agreement is not adequate and the zone change should be denied.

The City has approved other zone changes in the area and desires to keep the density of under 4 units per acre. This request is asking for 4.5 units per acre. That density cannot be approved. The number of homes they have requested is not supported by the R1-10 zoning, so that number should be ignored.

The developer feels this is a good fit for the area. They are interested in joining the PID in the area of it moves forward.

Other Commissioners feel the change meets the general plan and meets the developments in the area.

Motion made to change the zoning to R1-10 with the condition they have a development agreement with the city that they cannot develop until the infrastructure is in place. Motion carried 4 to 1.

Preliminary plat for Pecan Valley Estates, containing 43 lots, located at approx. 5140 W and future Dixie Springs Drive.

On approx. 9.986 acres at 4.1 units per acre.

Planning Commission recommended approval.

Unanimously approved.

Planning Commission—9 Dec 2021

Discussion and consideration of approval of a preliminary site plan for SKRE Commercial, a

retail, office, and warehouse development, located at the northeast corner of Sand Hollow Road and future Resort Blvd.

See pages 19 and 20.

The applicant has filed a preliminary site plan for SKRE commercial, with a plan to do a mix of retail shops, office space, and warehouses. This property is on the edge of the Sand Hollow Gateway PID but as it is along Sand Hollow Road some construction will be able to begin before the full buildout of the PID. SKRE currently has an operation along State Street in downtown Hurricane and is looking to expand its hunting apparel operation.

There will be sporting good store that showcases their gear. There will be offices for the company and warehouse space. There will future areas for other retail space.

There is concern about the number of individual access points off of Sand Hollow Road—they do not want a bunch of individual access points. They do not want every commercial property to have their own access off Sand Hollow Road.

There is a lot of commercial in the area. They want to make sure the development does not affect the access of other properties.

They are in the final review of the PID that is in the area. The PID is funded.

Site plan approved subject to JUC comments.

Planning Commission—15 Dec 2021

Zone change located at 1100 W 3000 S from RA-0.5 to RA-0.5 with a PDO (planned development overlay)

Horsemen's Edge.

PLANNING AND COUNCIL MEETINGS (CON'T)

See pages 17 and 18.

The bigger lots are in phase 1 and are the lots along 1100 W. They want to do some nightly rentals in later phases. These rentals will have horse stalls to service people coming to the rodeo grounds.

There are 47 units with a 20% density bonus. The PDO has specified the housing and fencing theme. The concern with the project is that phase 3 will be short term rentals. In previous approvals for short term rentals, the development had amenities and on-site management. This proposed development does not have these amenities. The City does not have any development like this. The City will need to decide if the proposal meets the intent of the code. Should other amenities be required? Should stables be required?

This has been already in front of the Planning Commission, and the Planning Commission denied it. They then went to the City Council and they had a workshop. The City Council approved .5 acre zone change from the existing 1 acre zoning. The project has to come back to the Planning Commission and the City Council because they are requesting a PDO.

The developer has left an area for people to park for hiking the area east of the land.

Is there room for a house and a horse? The developer said there was enough room in the phase 3 lots. The people like to stay with their horses at night but the horses will be at the rodeo grounds during the day.

.5 acre is normally the minimum for horses, and bigger is better. You can board horses on smaller

lots, but the problem with smaller lots is the waste builds up. The City normally requires a clean up plan, and fly mitigation plans for horses on smaller lots.

There are no nightly rentals with stalls for horses in the immediate area.

Concern that the PDO is a sneaky way to get what was originally requested (they originally requested 1/4 acre). 32 of the 47 lots are less than 1/2 acre. This is supposed to protect the agriculture area and these smaller lots do not do that.

The City should consider stalls at the rodeo grounds.

Horses on small lots have issues with flies and smells.

With a PDO, they would need to come in with a final site plan for approval.

There are commercial type uses within the PDO. There is high impact and there should be restrictions based on the high impact.

A PDO was not a condition of the approval by the City Council. They just voted to approve the zoning change to half acre lots from one acre lots.

Ready Mix supported a project that has lots no larger than 1/2 acre.

The PDO needs work. The land next to the gravel pit is good for nightly rentals. There should be management to mitigate smells and other issues.

The horses are on lots that are .26 to .28 acres, which is too small. These small lots will be close to nice homes on half acre lots. The rest of the neighborhood will not like the nightly rentals with horses on small lots. The smaller lots can be used

PLANNING AND COUNCIL MEETINGS (CON'T)

for any nightly rental—not just a rental with horses.

The developer is fine with denying the nightly rentals. The original request did not have nightly rentals but he was convinced that there was a great need for rentals for people with horses.

Perhaps leave all as half acre and make the entire subdivision horse nightly rentals. This type of rental is very needed. There is a trail that goes from the development to the rodeo grounds.

The nightly rental homes do not need to be large and fancy. The people just need a place to sleep and keep their horses with them.

There was discussion about whether the short term rentals fit in the rest of the development.

Motion to recommend approval the PDO without the vacation rentals. Motion failed 5 to 2.

Motion to recommend disapproval for the PDO.

The intent behind the .5 acre zoning is you have room for agricultural activities.

The developer does not want to continue to another meeting. He is upset because he has been working on it for over a year. The developer does not want to change the plan.

Motion to deny the PDO. Approved 6 to 1.

City Council Meeting—16 Dec 2021

Residential solid waste collection will go up \$0.50.

Report from the Colorado River Water Users conference. It is a very sad picture. Last year, the snow pack for the Colorado River Basin was 90% but the run off was 30%. Our basin was 89% snowpack and we got 26% runoff. We have had 21

dry years so the ground and vegetation absorbs the water. Las Vegas is shutting down all golf courses. Las Vegas is removing grass everywhere they can. Agriculture will be hurt the worst because they will lose the water first. Everyone is working hard to have it work out. If they lose another 15 feet at Lake Powell, they lose the ability to generate power.

Consideration of a Development Agreement with Southern Shores

See pages 14 and 15.

The preliminary plat and zoning has been approved. They have a ski lake that is in the center and two side lakes. They have to have some kind of drainage attached to it, in accordance with Utah State Law. The issue is this development does not have any drainage. The developer will need to provide 30 days written notice if they need to drain the lakes, with a plan for how it will be done without impacting anyone. The developer will be responsible for any damage caused by the drainage.

What happens if the developer is no longer involved in the development? Who is legally responsible for drainage issues? The plan does not address where the water will go in the case of drainage.

The developer originally suggested a drainage plan that uses natural waterways. The developer will not be around forever but there will be an HOA. Maybe the HOA should be made responsible once the developer is gone.

Drainage is normally needed for repair work or maintenance.

This agreement does not address unplanned

PLANNING AND COUNCIL MEETINGS (CON'T)

drainage due to natural causes that causes the dam to not be able to hold back the water.

It is not an earthen dam so leakage should not be a problem. The developer does not see any reason to drain the lakes. The dam engineer in Utah is going through the dam plans.

May want to specify that any drainage (even not planned) is the responsibility of the developer and then the HOA after the developer has left. The location is elevated and there are developments below it.

If the lake leaks and the water goes underground, the water could affect surrounding homes.

It is not collapsible soil, so the water should go straight down into the water table.

They will go back and tweak the PDO to add language to further protect the City. They will bring it back to the City Council for approval.

Zoning change located at 1000 W 3000 S from RA-0.5, residential agricultural one unit per half acre, to RA-0.5, with a Planned Development Overlay (PDO)

See pages 17 and 18.

Horseman's Edge. The Planning Commission wanted more details but the developer asked that the Planning Commission make a recommendation so it can go to the City Council. The Planning Commission denied the PDO.

The developer wants to put the bigger lots up front, and develop in phases. People park in that area and they hike up into the caves.

People are frustrated that the zoning changed things from 1 acre lots to .5 acre lots. Now with

the PDO, there are smaller lots than .5 acres. This is because a PDO allows for a density bonus. Some feel a PDO would not be appropriate in an agriculture area because the PDO allows for an increase in density.

There is a need for places for people to board horses in the area.

In order to house an animal in Hurricane, you need to have RA-1 or RA-05 zoning. The intent is to have at least 1/2 an acre even though there are some lots that are smaller in Hurricane.

The citizens around the property do not want horses on lots smaller than .5 acres.

Nanette is against the PDO. She thinks the lots should not be smaller than half an acre. They originally asked for quarter acre lots and they got the half acre zoning. Now they are asking for a PDO so they can get quarter acre lots. Also, the people around the property do not want lots smaller than half acre.

Planning—if they are going to have short term rental of stalls, they will need to have different approval/zoning for these rentals. Also, the location may not be appropriate for this purpose. They need more details about how the short term rental of stalls would operate.

There are new rodeo grounds that will be about 1/2 mile from this proposed development. There needs to be a place to rent stalls and lodging near the rodeo grounds. The problem is there is no place for people to go.

They could have 1/2 acre lots with the PDO and still have horses and horse trailers on the lots.

Prete: An interesting development. Horse boarding

PLANNING AND COUNCIL MEETINGS (CON'T)

near the rodeo grounds is a good idea. The City Council has a track record of granting PDOs and he feels that they should not be granted so readily. The zoning is currently in a rural residential that has lots with a minimum of 1/2 acre. If the lots start as 1 acre and are reduced to 1/2 acre with a PDO, that would be within the zoning. A possible issue is boarding of horses on lots less than 1/2 acre. They are also asking for a recreational resort without a clubhouse and a pool. He did not want to change the zoning from 1 acre to 1/2 acre, so he is not in favor of lots smaller than 1/2 acre.

The PDO is requesting a density bonus of 20% which would allow up to 47 units, which is more than the 40 units that would be permitted with all 1/2 acre lots.

The PDO does not mean you get a density bonus. So you can have 1/2 acre lots with the amenities.

The developer would not put in the amenities if they are restricted to 1/2 acre lots. The developer said the 1/2 acre lots and smaller are selling, but anything bigger than 1/2 is not selling.

This area was higher density before the General Plan was updated. After the last General Plan update, this area was zoned for 1 acre lots.

Another Commissioner thinks the PDO should be granted because there it is a great concept and there is a need for people who will come to the new rodeo grounds and need a place to stay. He stated that they are arguing over 7 or 8 lots.

By granting a few extra lots, the developer will need to provide the amenities such as the trails and the open areas.

When the developer asked for the zone change,

developer said he would build ranchettes as stated in the PDO. But the developer expected that he would get a PDO.

Developer: If they are just 1/2 acre lots, the developer does not have the control he would have with a PDO.

If they get a PDO, all lot owners should be governed by the RA-05 zoning. Therefore, if someone has a quarter acre lot, they should be able to have the same number of livestock as a half acre lot. That should be part of the agreement.

The Planning Commission denied the PDO by a 6 to 1 vote. The issues were the boarding of animals on 1/4 acre lots, short term rentals but no amenities such as a clubhouse or pool, and higher density than the General Plan allows.

The other issue is the 1/4 acre boarding rentals. Would this work if there are homes next door that do not have horses and will have to put up with the smells?

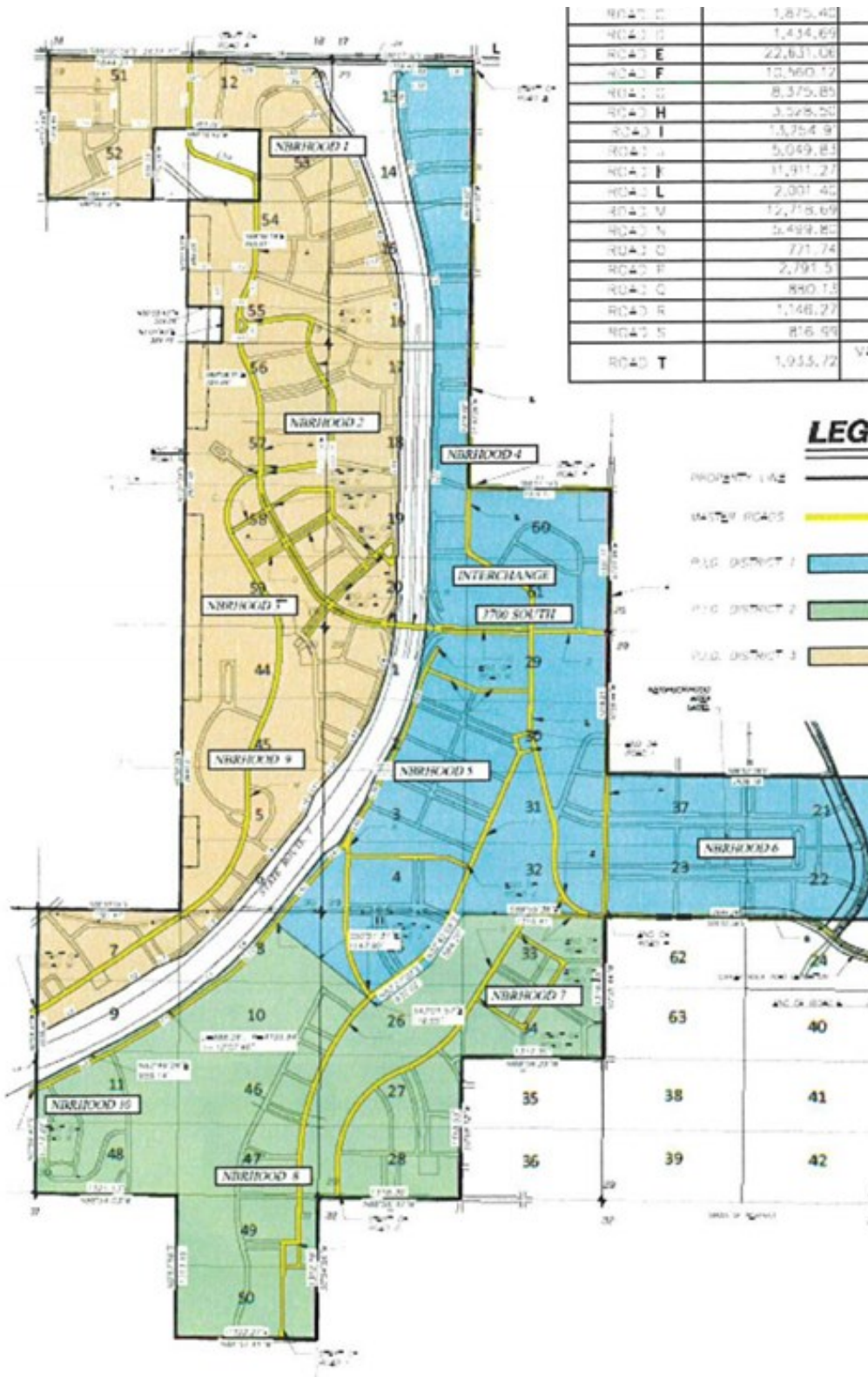
The only reason this change is being considered is because it is for agriculture purposes, which is boarding of horses. You want to have room for the horse trailer and the horses.

Some think you can make the horses and horse trailer on a 1/4 acre, but some have very large trailers with living quarters that would have a hard time fitting.

Motion: accept the PDO with the recreational resort, but there is no density bonus. There will be horse stalls and fencing. They would have no more than 40 lots. Motion passed.

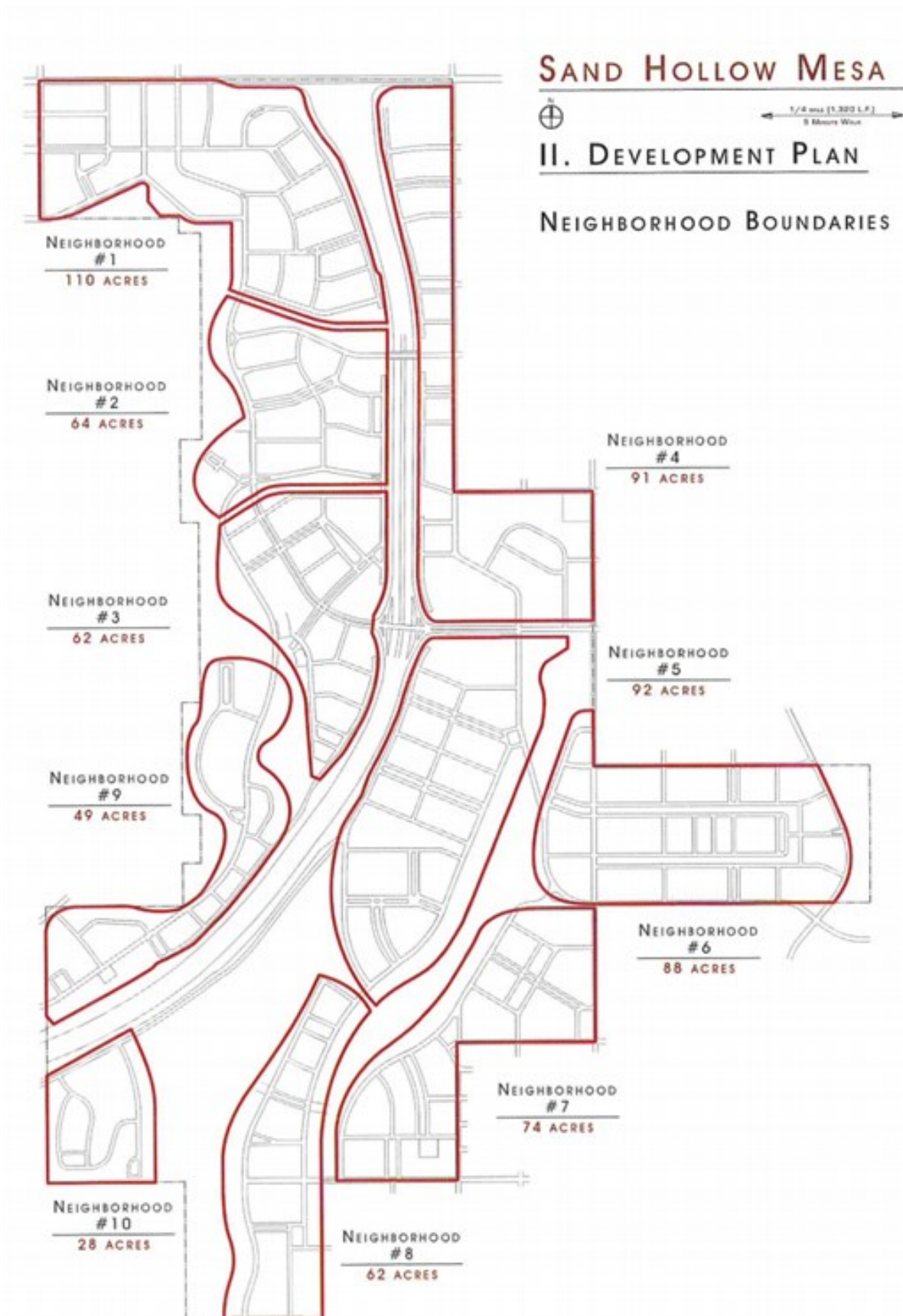
PLANNING AND COUNCIL MEETINGS (CON'T)

Sand Hollow Mesa PID (the road on the map is SR7 east of Sand Hollow reservoir)



PLANNING AND COUNCIL MEETINGS (CON'T)

Sand Hollow Mesa PID



PLANNING AND COUNCIL MEETINGS (CON'T)

Sand Hollow Mesa PID

Neighborhood 1

Public Settings	Civic Buildings, Public Spaces	18.2 Ac
Commercial	Retail, Business, Services / M.U.	8.0 Ac
Lodging	Hotel, Guest House, B & B	24 Stes / Ac 6.0 Ac
Multifamily		22 DU / Ac. 13.0 Ac
Townhouse		12 DU / Ac. 18.3 Ac
Attached	Twin Home, Sideyard Cluster	6 DU / Ac. 12.2 Ac
Detached	Small, Moderate, Large Lot	4 DU / Ac. 9.0 Ac
RV Resort		18 Lots / Ac 0.0 Ac

Neighborhood 2

Public Settings	Civic Buildings, Public Spaces	15.2 Ac
Commercial	Retail, Business, Services / M.U.	3.5 Ac
Lodging	Hotel, Guest House, B & B	24 Stes / Ac 4.5 Ac
Multifamily		22 DU / Ac. 8.0 Ac
Townhouse		12 DU / Ac. 11.5 Ac
Attached	Twin Home, Sideyard Cluster	6 DU / Ac. 4.0 Ac
Detached	Small, Moderate, Large Lot	4 DU / Ac. 2.5 Ac

Neighborhood 3

Public Settings	Civic Buildings, Public Spaces	10.5 Ac
Commercial	Retail, Business, Services / Mixed Use	9.1 Ac
Lodging	Hotel, Guest House, B & B	24 Stes / Ac 4.6 Ac
Multifamily		22 DU / Ac. 8.4 Ac
Townhouse		12 DU / Ac. 9.1 Ac
Attached	Twin Home, Sideyard Cluster	6 DU / Ac. 4.0 Ac
Detached	Small, Moderate, Large Lot	4 DU / Ac. 2.5 Ac

Neighborhood 6

Public Settings	Civic Buildings, Public Spaces	11.0 Ac
Commercial	Retail, Business, Services / M.U.	4.8 Ac
Lodging	Hotel, Guest House, B & B	20 Stes / Ac. 3.0 Ac
Multifamily		20 DU / Ac. 8.0 Ac
Townhouse		12 DU / Ac. 10.0 Ac
Attached	Twin Home, Sideyard Cluster	6 DU / Ac. 7.0 Ac
Detached	Small, Moderate, Large Lot	4 DU / Ac. 9.0 Ac
RV Resort		18 Lots / Ac. 15.0 Ac

Neighborhood 7

Public Settings	Civic Buildings, Public Spaces	8.2 Ac
Commercial	Retail, Business, Services / M.U.	4.3 Ac
Lodging	Hotel, Guest House, B & B	20 Stes / Ac. 1.0 Ac
Multifamily		20 DU / Ac. 9.0 Ac
Townhouse		12 DU / Ac. 13.7 Ac
Attached	Twin Home, Sideyard Cluster	6 DU / Ac. 11.0 Ac
Detached	Small, Moderate, Large Lot	4 DU / Ac. 8.8 Ac

Neighborhood 8

Public Settings	Civic Buildings, Public Spaces	7.5 Ac
Commercial	Retail, Business, Services / M.U.	4.5 Ac
Lodging	Hotel, Guest House, B & B	22 Stes / Ac. 5.2 Ac
Multifamily		18 DU / Ac. 10.0 Ac
Townhouse		10 DU / Ac. 10.7 Ac
Attached	Twin Home, Sideyard Cluster	6 DU / Ac. 4.5 Ac
Detached	Small, Moderate, Large Lot	4 DU / Ac. 5.0 Ac

PLANNING AND COUNCIL MEETINGS (CON'T)

Sand Hollow Mesa PID

Neighborhood 4

Public Settings	Civic Buildings, Public Spaces	8.2 Ac
Commercial	Retail, Business, Services / M.U.	12.7 Ac
Lodging	Hotel, Guest House, B & B	22 Stes / Ac 3.2 Ac
Multifamily		20 DU / Ac. 7.0 Ac
Townhouse		12 DU / Ac. 8.0 Ac
Attached	Twin Home, Sideyard Cluster	6 DU / Ac. 3.5 Ac
Detached	Small, Moderate, Large Lot	4 DU / Ac. 2.0 Ac
RV Resort		18 Lots / Ac 24.5 Ac

Neighborhood 5

Public Settings	Civic Buildings, Public Spaces	14.5 Ac
Commercial	Retail, Business, Services / M.U.	12.5 Ac
Lodging	Hotel, Guest House, B & B	20 Stes / Ac 3.0 Ac
Multifamily		20 DU / Ac. 10.0 Ac
Townhouse		12 DU / Ac. 12.3 Ac
Attached	Twin Home, Sideyard Cluster	6 DU / Ac. 7.5 Ac
Detached	Small, Moderate, Large Lot	4 DU / Ac. 11.0 Ac

Neighborhood 9

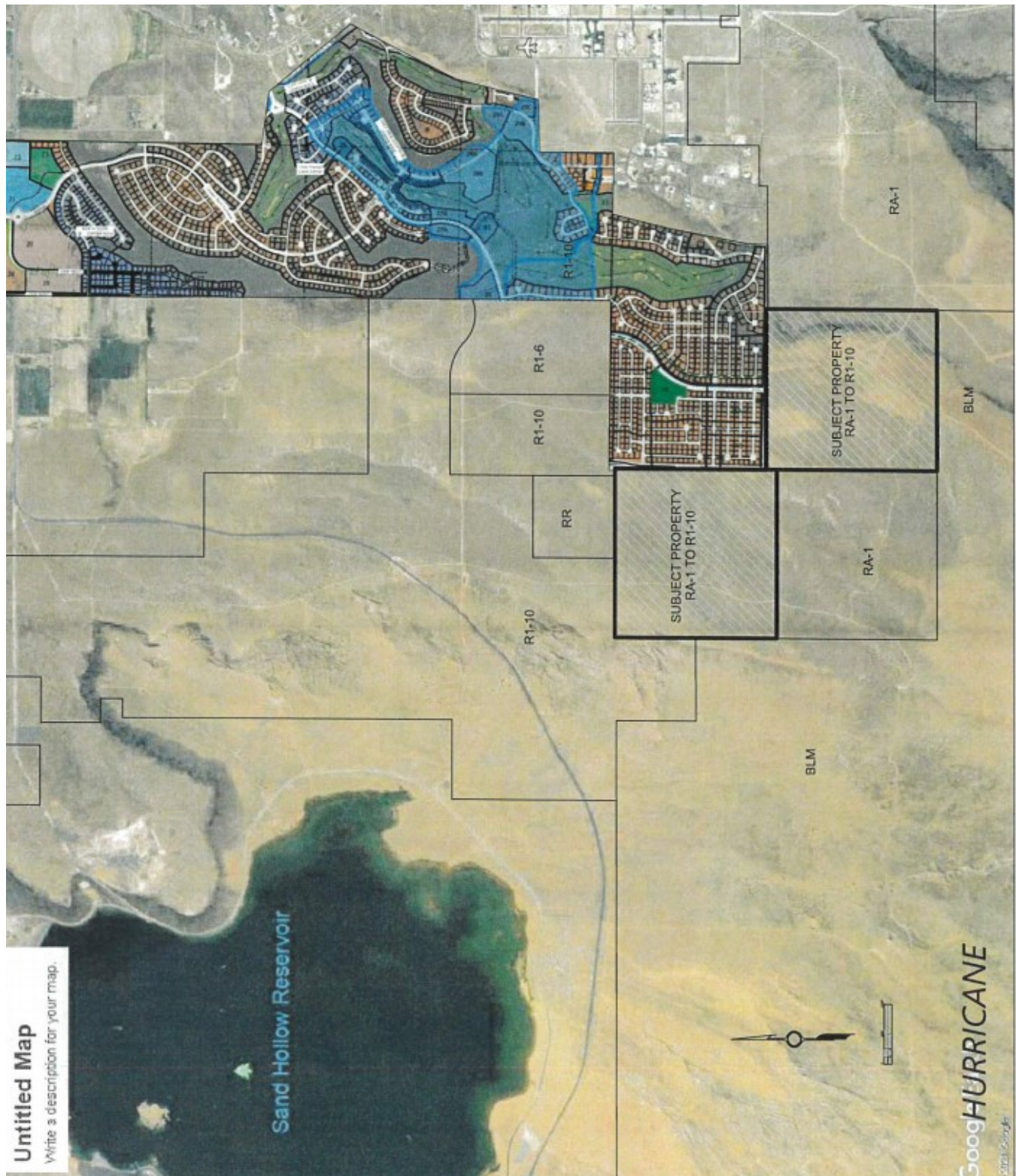
Public Settings	Civic Buildings, Public Spaces	5.8 Ac
Commercial	Retail, Business, Services / M.U.	2.8 Ac
Lodging	Hotel, Guest House, B & B	20 Stes / Ac. 0.0 Ac
Multifamily		15 DU / Ac. 7.0 Ac
Townhouse		12 DU / Ac. 10.3 Ac
Attached	Twin Home, Sideyard Cluster	6 DU / Ac. 4.7 Ac
Detached	Small, Moderate, Large Lot	4 DU / Ac. 7.1 Ac
RV Resort		18 DU / Ac. 0.0 Ac

Neighborhood 10

Public Settings	Civic Buildings, Public Spaces	4.0 Ac
Commercial	Retail, Business, Services / M.U.	4.0 Ac
Lodging	Hotel, Guest House, B & B	20 Stes / Ac. 1.0 Ac
Multifamily		15 DU / Ac. 2.7 Ac
Townhouse		12 DU / Ac. 4.2 Ac
Attached	Twin Home, Sideyard Cluster	6 DU / Ac. 3.3 Ac
Detached	Small, Moderate, Large Lot	4 DU / Ac. 2.6 Ac

PLANNING AND COUNCIL MEETINGS (CON'T)

Silver Flats

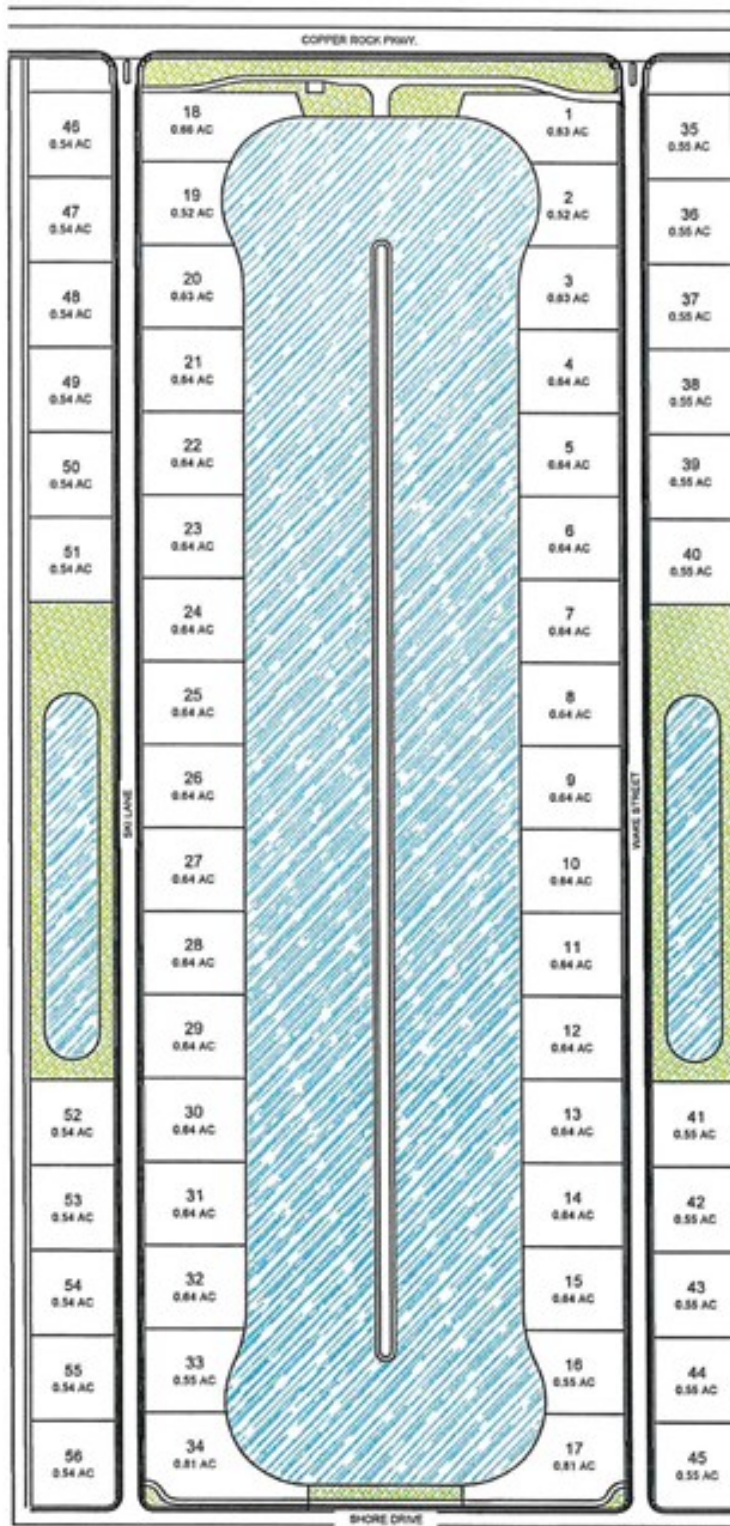


Southern Shores



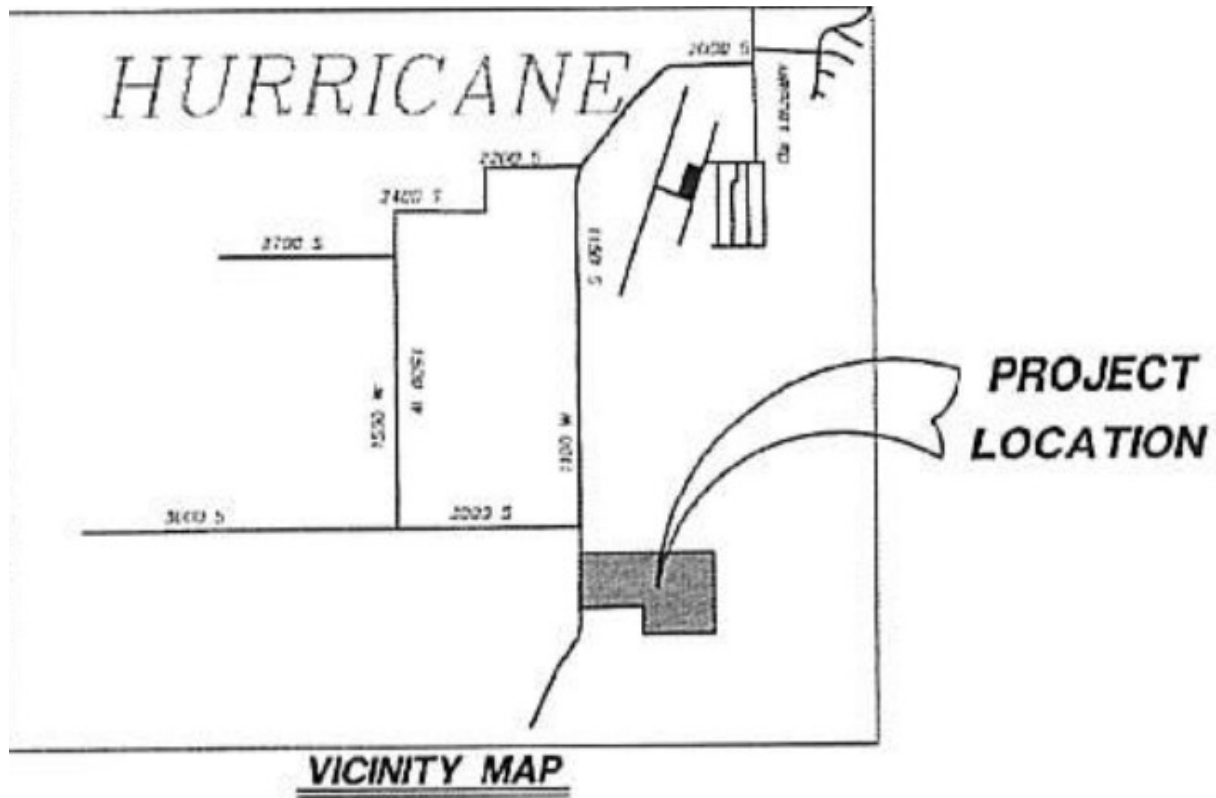
PLANNING AND COUNCIL MEETINGS (CON'T)

Southern Shores



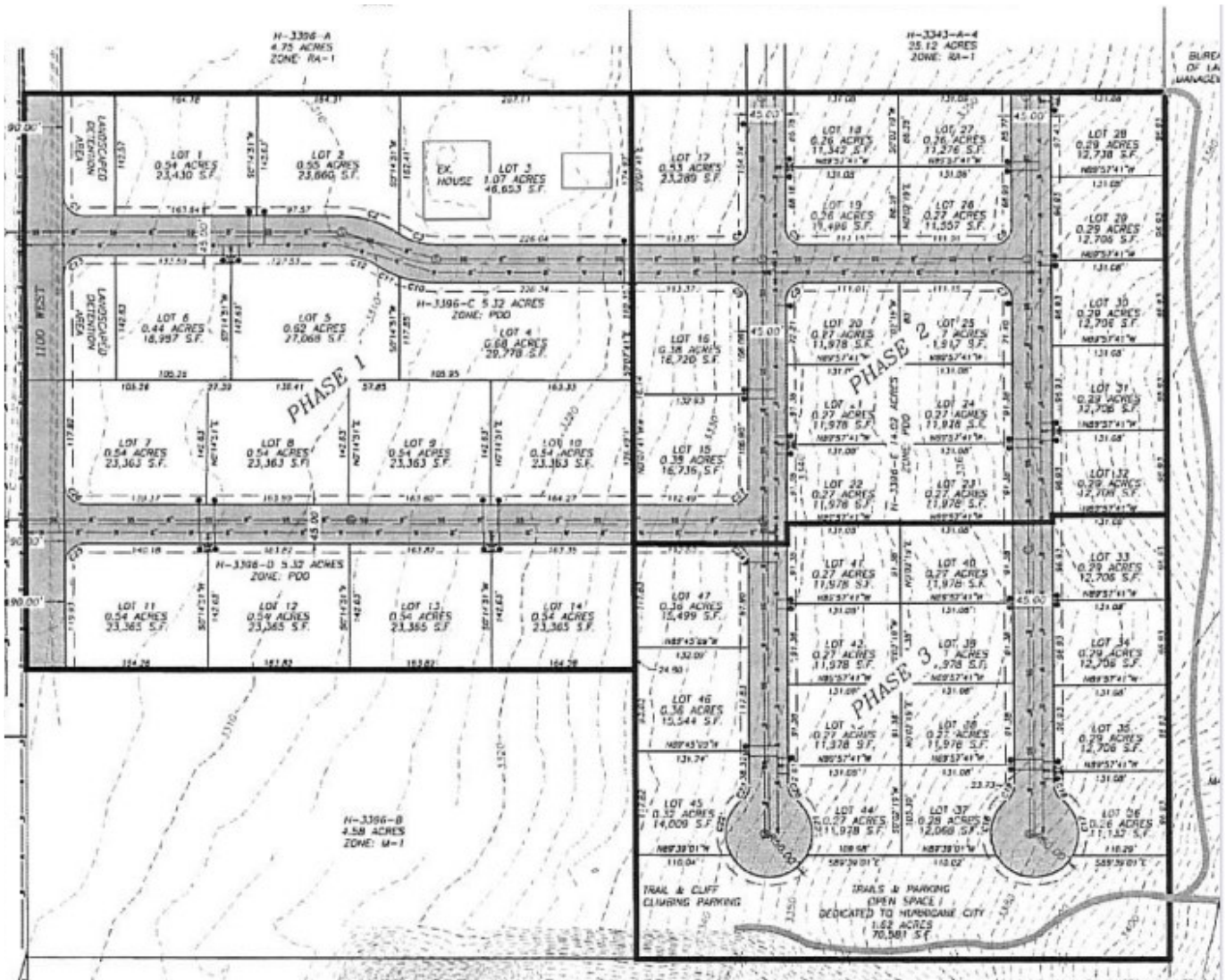
PLANNING AND COUNCIL MEETINGS (CON'T)

Horseman's Edge



PLANNING AND COUNCIL MEETINGS (CON'T)

Horseman's Edge

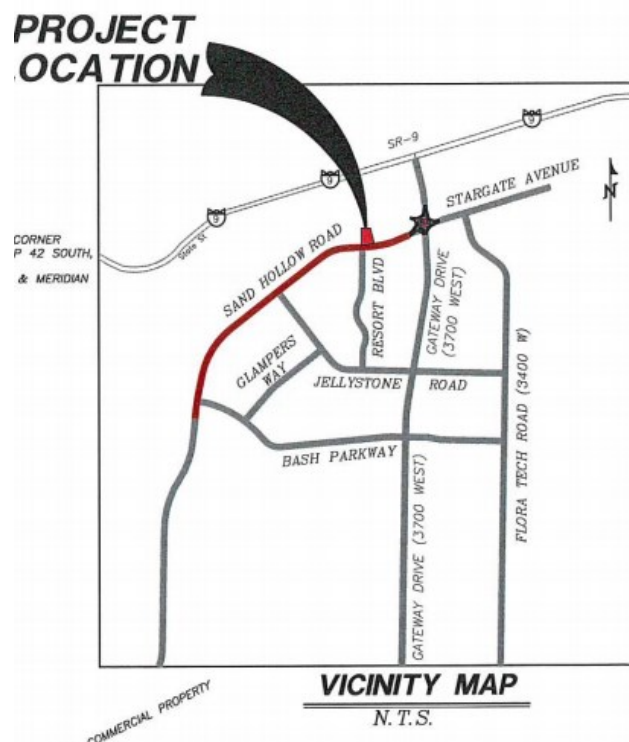


PLANNING AND COUNCIL MEETINGS (CON'T)

SKRE Commercial

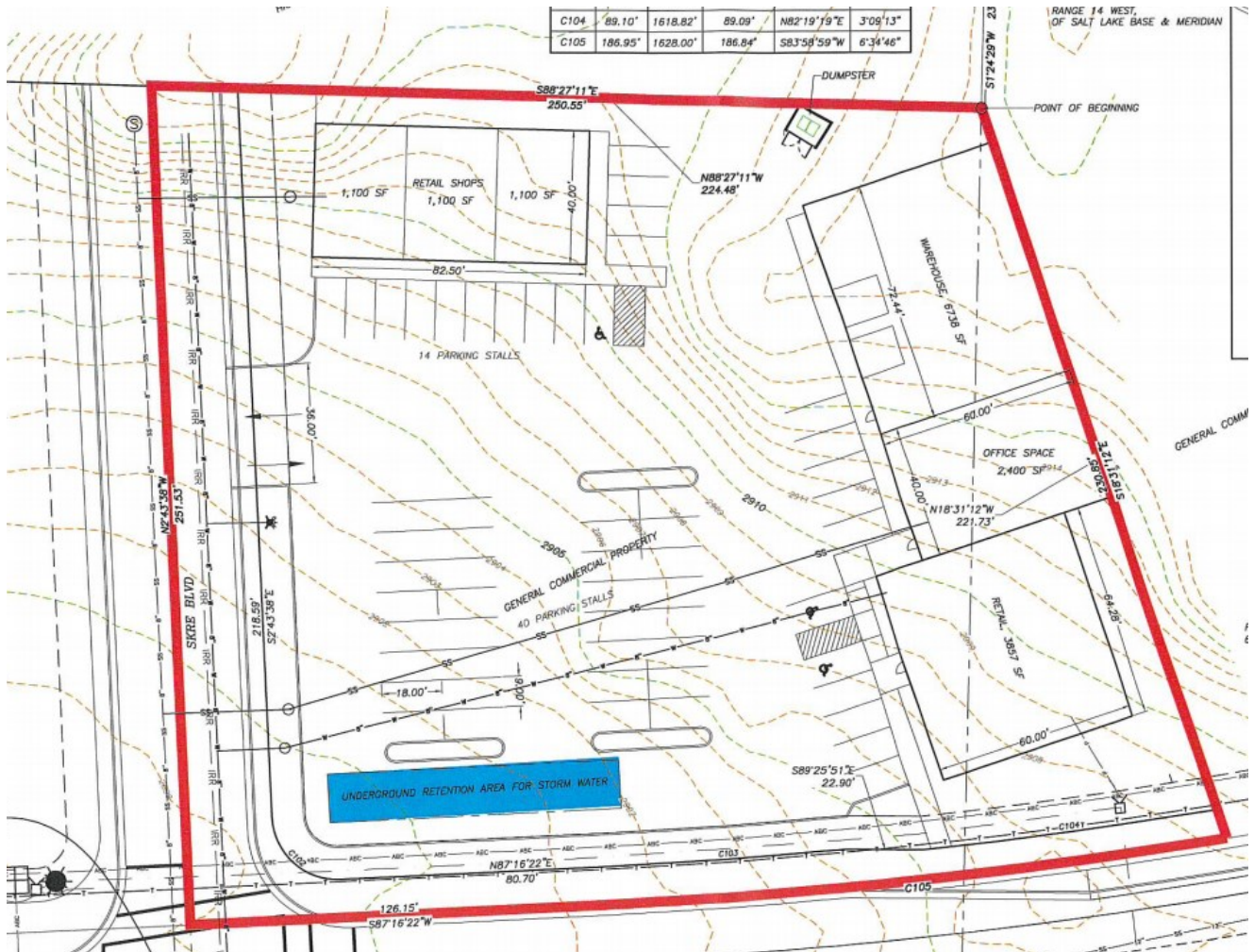


Map is approximate. Note the location of Diamond Ranch Valley Academy on the left.



PLANNING AND COUNCIL MEETINGS (CON'T)

SKRE Commercial



CALENDAR

Holiday Lights at Red Hills Desert Garden

26 Nov 2021—2 Jan 2022

Lights are on nightly until 10 pm. A winter wonderland with thousands of lights and displays.

Red Hills Desert Garden, 375 E. Red Hills Parkway
St. George

Winter 4x4 Jamboree

12—15 Jan 2022

This spectacular event features world-class rock crawling combined with gorgeous views of Zion National Park, Pine Valley Mountain, Sand Hollow Reservoir and more! You can also choose less challenging trails beginning with ratings at a 2. The Winter 4x4 Jamboree is a non-competitive trail run event for high clearance 4x4 vehicles. Groups of participants are led on rated trails by experienced trail leaders and helpers. Trails are rated on a 10-point scale, where a rating of 1 would be for graded roads that may be easily traveled by most cars and a rating of 10 is for purpose-built vehicles (buggies) with sophisticated suspensions and drivetrains operated by expert drivers.

The staging area at the Washington County Fairgrounds in Hurricane

To register, go to:

<https://www.winter4x4jamboree.com/>

Arts to Zion Tour

13—17 Jan 2022

The Arts to Zion Studio TOUR is a self-guided art adventure of artists' studios, art galleries & museums through our beautiful red-rock landscape.

<https://artstozion.org/>

Clay Con

14 - 16 Jan 2022

Clay Con West is a three-day conference for the clay-minded, both young and old, amateur and professional, clean and dirty!

The conference is here to allow you to grow in clay knowledge and build life-long friendships, spreading plans and ideas for working with clay and building networks of friends.

<https://clayconwest.com/>

Dixie State University Events can be seen at:

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

[MasterCalendar.aspx](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 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! All types of RVs are welcome—trailers, fifth wheels, and motorized RVs For more info, go to <http://www.redrockers.org/>.

Dixie Springs Rebels

Note: Cars and Coffee is on winter break and will start up again in the spring.

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

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 for inclusion in the

DIXIE SPRINGS STATISTICS

Section	# Lots	# w/houses	Percent
A	225	188	84%
B	231	197	85%
C	274	239	87%
D	204	172	84%
E	259	205	79%
F	111	91	82%
G	86	72	84%
Total	1390	1164	84%

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 RESORT

Sunday Brunch

Every Sunday 11 am to 2 pm

Taco Tuesday

Every Tuesday all day