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February 2022

Dixie Springs Community Newsletter

www.dixiesprings.info

DIXIE SPRINGS YEAR IN REVIEW

This is our sixth year in review.

184 homes were built in 2016.

156 homes in 2017.

118 homes in 2018.

96 homes in 2019.

94 homes in 2020.

62 homes in 2021.

Be sure to welcome all the new neighbors and make them feel part of this great community. As we get larger, it is easy to become impersonal but we should warmly welcome our new neighbors. Ask them if they would like to receive the newsletter and if so, have them send their name, email and lot number to webmaster@dixiesprings.info

Section	# Lots	# w/houses 1/2021	Percent 1/2021	# w/houses 1/2022	Percent 1/2022	# Increase in Last Year
A	225	186	83%	188	84%	2
B	231	194	84%	197	85%	3
C	274	221	81%	239	87%	18
D	204	162	79%	172	84%	10
E	259	192	74%	205	79%	13
F	111	80	72%	91	82%	11
G	86	67	78%	72	84%	5
Total	1390	1102	79%	1164	84%	62

PLANNING AND COUNCIL MEETINGS

City Council—6 Jan 2022

Water department. They are in the final phases of drilling a new well in the Dixie Springs area. They are bidding out parts of the process of drilling the well separately. They stay busy repairing leaks.

Ash Creek Sewer. Process of acquiring materials for a major upgrade along Sand Hollow Road. The project should start early March. This will cause some disruption along Sand Hollow Road and there may be some road closures. They are working on issues with odors in the western part of the city. Odors are usually due to pipe corrosion.

Police department. Staffing has been their biggest problem. There are 4 officer openings. There are 4 in the police academy class. One new officer failed in training. Many academy students fail in training or in the background check. They are allowing people to come back after 5 days of quarantine and a negative test. Many of the officers are working 12 hour shifts 4 or 5 days a week. There are currently 27 officers.

Fire department. There was a 19% increase in Medical calls last year. They need more fire stations. They are looking at how many people using the services are non-residents and then trying to get money from the State to support the assistance given to visitors.

Recreation department. Registration for Spring athletics and classes are underway and they expect lots of registrations.

Street department. Currently have 5 people.

Public works. They are advertising the airport runway lighting project. There are about 66

aircraft based at the Hurricane airport. There are some people that fly in and out every day for work.

City engineer. They do development reviews, construction drawings and plats.

Planning department. The building official retired and they have been contracting out the service. They have posted the position. They are also hiring for some building inspector positions. They had a variance request filed. A property owner can apply for a variance for a setback so they do not have to adhere to the setback standards.

Development agreement with Southern Shores

Southern Shores is an 80 acre subdivision that includes ski lakes. There were concerns in a previous meeting about the liability of the City if the water needs to be drained or if there was a breach in the dam.

Interstate Rock is building the dam and they have a lot of experience. The developer has purchased insurance in case there is water damage due to the lakes. The responsibility for maintaining the insurance goes from the developer to the HOA, and the HOA has to keep the insurance as long as the lakes exist. The insurance is not currently part of the agreement. If the City Council wants to, the agreement can be modified to include the insurance. Also, the agreement should also state that if the insurance is not kept up, the lakes will have to be drained.

The dam costs in the range of \$10 million.

The insurance is liability only so it would just repair the damage. There was concern about how much insurance is needed.

It is a moderate hazard dam. There are no homes

PLANNING AND COUNCIL MEETINGS

currently downstream of the dam. If the dam was to breach, they have an additional liner. The dam is only 15 feet deep at its deepest point.

Question: how much should the liability insurance cover?

The agreement states that the development needs to get a drainage permit from the City of Hurricane before any of the lakes are drained.

The City has approved the preliminary plat. The developer has purchased the water that will be going into the lakes.

They have to install a drain by State code. They have to file a drainage plan.

The lakes will drain to the north. The developer states that the water will not reach Bench Lake because it will percolate into the soil.

The City will draft up a modification to the Development Agreement to include the liability insurance. It was continued.

Rate change for the solid waste district

It is important that they fully fund their services. They have a 10 year plan.

There is County wide growth and increasing costs. Some areas are working at a loss. They need cash for capital improvement projects. In 2022, they would have a net income of \$13,000. This means they could easily go into the red. They have not had any rate adjustments for many years.

They have significant safety issues with traffic associated with the trucks going into the landfill. They have designed the access to make it easier and safer for the trucks going into the landfills.

They are designing for expansion to address the

growth.

They are looking for grants. They need about \$15 million to fund the projects. They will need to use a bond to raise the money. This will entail a residential household rate increase. The rate increase will come into affect in Feb. The residents will see a \$.50 increase per month per household—this increase brings in about \$400,000. The bulk of the rate increase will affect the commercial entities that dump at the landfill—there is no increase to the residents that go to the landfill. The costs are still on the low end when compared to the rest of the State.

They have a large supply of compost that residents can go and pick up.

All of their income is fee based.

City Financial Audit

See page 8 for a summary of revenues and expenses.

Golf carts on public roadways

HB 184 passed that allowed municipalities to treat golf carts as bicycles and allow them to be used on a road and removed the DMV requirements. The City can place safety requirements and rules on the golf carts.

A person talked that needs to use a golf cart to get to work. The challenge is to manage the misuse of golf carts by others.

The Hurricane ordinance prohibits ATVs/UTVs being used in the City of Hurricane unless they are street legal. Golf carts can be titled and licensed so they can be used on public streets.

The ATV ordinance needs to be reviewed and

PLANNING AND COUNCIL MEETINGS (CON'T)

updated. They will look at both this ordinance and the issue with golf carts. The police will work with this resident to see if it is possible to get the golf cart as street legal.

Recommendation to the Washington County Water Conservancy District regarding extending limited water supplies

See the following document that describes the conservation recommendations made by the Water Conservancy District:

<http://dixiesprings.info/docs/202201WaterConservationPlan.pdf>

They are looking at a possible ordinance on water use. There was a meeting of mayors last week where they talked about water. Last year, there was 40% moisture content in the soil. So far, this year we have 112% moisture content in the soil. If we do not have any more moisture for the rest of the year, we will be in a drought again. November had the worst numbers ever. The Water Conservancy wants to know how many lots have been approved, and how many meters are on the lots.

They asked the Cities to come up with ideas for water conservation. The water use per capita has been reduced 30% because irrigated agricultural has been developed, and people are more mindful of their water use.

The City has rules that you cannot water between 10 am and 8 pm. They are installing a new metering system - the system will send you a text if there is a water leak in your home. Because of the cost, they are replacing meters as meters go out. New construction has the new meters.

The City does not have water efficiency standards for new construction, both residential and commercial. They will be looking to change the ordinances. Changing for commercial construction will not be controversial. Residential standards will meet more resistance. The Conservancy recommends water wise appliances and the use of hot water recirculation systems. These add about \$550 to the cost of a new home. This would save about 10,000 gallons per year per home.

About 70% of the water is used for outdoor watering. The Conservancy wants all new developments to use secondary water when possible for all outdoor watering. The Conservancy wants to limit landscape areas and lawn areas for new homes only.

Some of the recommendations are hard to enforce, such as pool covers. A pool cover can be required, but you cannot enforce use of the cover.

Also, once someone moves into a home, they can add grass and that is hard to enforce.

The Planning Commission will bring recommendations for changes to the ordinances to the City Council.

A study in Phoenix compared an old section of town with mature trees with a new section without, and the old section of town was 15 degrees cooler. Therefore, you do not want to discourage trees.

Can set a percentage of the lot that can be grass.

The Conservancy does not want to affect agriculture or gardening areas.

Planning Commission—13 Jan 2022

PLANNING AND COUNCIL MEETINGS (CON'T)

Discussion and consideration of a recommendation of a preliminary plat for Elim Valley, a multifamily development located at 3700 West and Sand Hollow Rd. Thomas Hunt Applicant

See pages 9 and 10.

The applicant is seeking preliminary plat approval for the Elim Valley apartment development south of the current intersection of Flora Tech Road and Sand Hollow Road. As part of the Sand Hollow Gateway PID, a roundabout will be built at that intersection and 3700 West will run on the west side of the property. Seventeen buildings are on the site plan, with each one being about 24 units for a total of 398 units. This number is 10 units below what was on the preliminary site plan passed by the Planning Commission last year. The applicant is also proposing amenities such as pickleball courts, playgrounds, pool, hot tub, gym, and barbecue area. Utilities are not currently available to the project but will be available with the Sand Hollow Gateway PID buildout.

The area is already zoned for multifamily. The developer is in agreement with the staff comments.

There are some concerns and addressing those concerns may change the plan significantly. There should be a public street every 800 feet. There will need to be additional public roads. There are a lot of questions brought up by the staff and those need to be answered. In general, the project idea is supported because affordable housing is needed.

Voted to continue this until the issues have been resolved. It will be brought back to the next

meeting in 2 weeks.

City Council—20 Jan 2022

Planning—They did a downtown walking survey in Oct 2021 and received about 35 responses. They gave out a map of the downtown area. The survey asked about the walkability, restaurants, parks, museums, etc. The results would be used to improve the downtown area. One comment was to make it easier to cross SR9. Want more restaurants, shopping, entertainment, and improve some buildings. Want to make Hurricane into a destination instead of a place to drive through. They are creating a downtown master plan. They are looking for grants to assist with the costs of creating the plan. UDOT is interested in providing some funding because SR9 and SR7 go through Hurricane. They are pushing 40,000 cars a day on SR9. This traffic attracts businesses.

Development agreement with Southern Shores

Another discussion about the liability of the lakes at the Southern Shores subdivision. Southern Shores will be east of the Sand Hollow reservoir on the top of the hill. The discussion is about the liability if the lakes need to be drained or if the dams are breached. The State has very strict laws regarding dams. The City would like a drainage plan to protect the property to the north.

Approved a motion to approve the development agreement based on the criteria that they have insurance and maintain it, and they will meet all the requirements of the State dam commission.

Discussion and possible recommendation to the Washington County Water Conservancy District regarding extending limited water supplies

PLANNING AND COUNCIL MEETINGS (CON'T)

Continued this issue for a month until the after the meeting next week with the water board. The Southern Utah Homeowners association is supporting all the recommendations except for pool covers, because there is no requirement to keep the pool cover on and the cover is approximately \$10,000.

Discussion about the City Attorney and Prosecutors position

They have budgeted for a full time City Attorney. One option is to hire a full time attorney. The second option is to hire a firm which would give access to expertise in different areas. The prosecutor is a part time position and is separate in the budget. Washington City has a full time attorney. The consensus was for a full time in house attorney. Decided to advertise for a full time attorney, and keep the current attorney as the prosecutor.

Consideration and possible award of bid for Dixie Springs well materials - Ken Richins

There is a new water tank to the east of Dixie Springs. They are putting a well at the tank. There was a number of items put out for bid and they discussed the bidders.

Planning Commission—26 Jan 2022

Zone change request at 4700 S and 2600 W from RA-1 residential one unit per acre, to RI-10 residential unit per 10,000 ft2. Calypso Ridge Properties.

See page 11.

This is for 45 acres. It is adding to the existing Calypso ridge. They would go from 103 acres to 148 acres. The RI-10 zoning is consistent with the

general plan map. There are no services to the area.

This is south of Sky Ranch.

The developer forgot to add this parcel when they asked for the original zoning change.

The development agreement will state that they cannot start any development until adequate facilities are in the area.

A question was raised about water. The Water Conservancy has recently asked the City of Hurricane for the plats that have already been approved. They are doing a water master plan. Their current stance is they have enough water for the growth in the area.

Hurricane will be building a well and there will be a couple of wells in the area of the development.

There are approximately 1500 units approved in St George and about 6000 approved in Hurricane.

Approved 5 to 2 subject to staff and JUC comments, and the development agreement.

Zone change request at approx. 4800 S and 1500 W from RA-1 residential one unit per acre, to RI-10 residential unit per 10,000 ft2, with a PDO, planned development overlay, to add to the existing Solaroca PDO.

See page 12.

This is a zone change on 40 acres. This adds to the already approved Solaroca PDO. On Oct 21, 2021, the Hurricane City Council approved a zone change for 280 acres to the south, east and west of this property. Solaroco would go from 280 acres with 700 units, to 320 acres and 800 units.

There is limited power and no water in the area.

PLANNING AND COUNCIL MEETINGS (CON'T)

Density is 2.5 units per acre which is R1-15.

They want to build short term rentals on other parts of the development—not this piece that is part of the zone change. They will need to modify the PDO in order to allow short term rentals.

There is concern about the traffic because it will all be funneled off I 100 West. Any development over 100 units requires a traffic study.

Looking to build in 2023—that is when the utilities are supposed to be available. Discussion about why the City continues to approve developments that do not have sufficient infrastructure.

The area is zoned agriculture and the rezoning will not support agricultural activity.

Motion to send to city council for approval with a maximum density of 2.5 units per acre. Motion passed 4 to 3. They made it clear that they were only approving it because it is a piece of an development that has already been approved.

Preliminary plat for Gateway at Sand Hollow commercial, a 6 lot commercial subdivision, located between Sand Hollow Road and SR9

See page 13.

This is 6 commercial lots along Sand Hollow Road. The project is highly dependent on utilities and roads in the PID.

They are still lacking a property owner signature. Therefore, the item was tabled.

Accessory Dwelling Units

Changes to state only one separate living area accessory dwelling unit for short term rental is allowed per lot. The unit can be attached to the home or a separate building. The units must have their own bedrooms and kitchen area. Long term rentals are OK.

Residential hosting is a short term rental that is owner occupied.



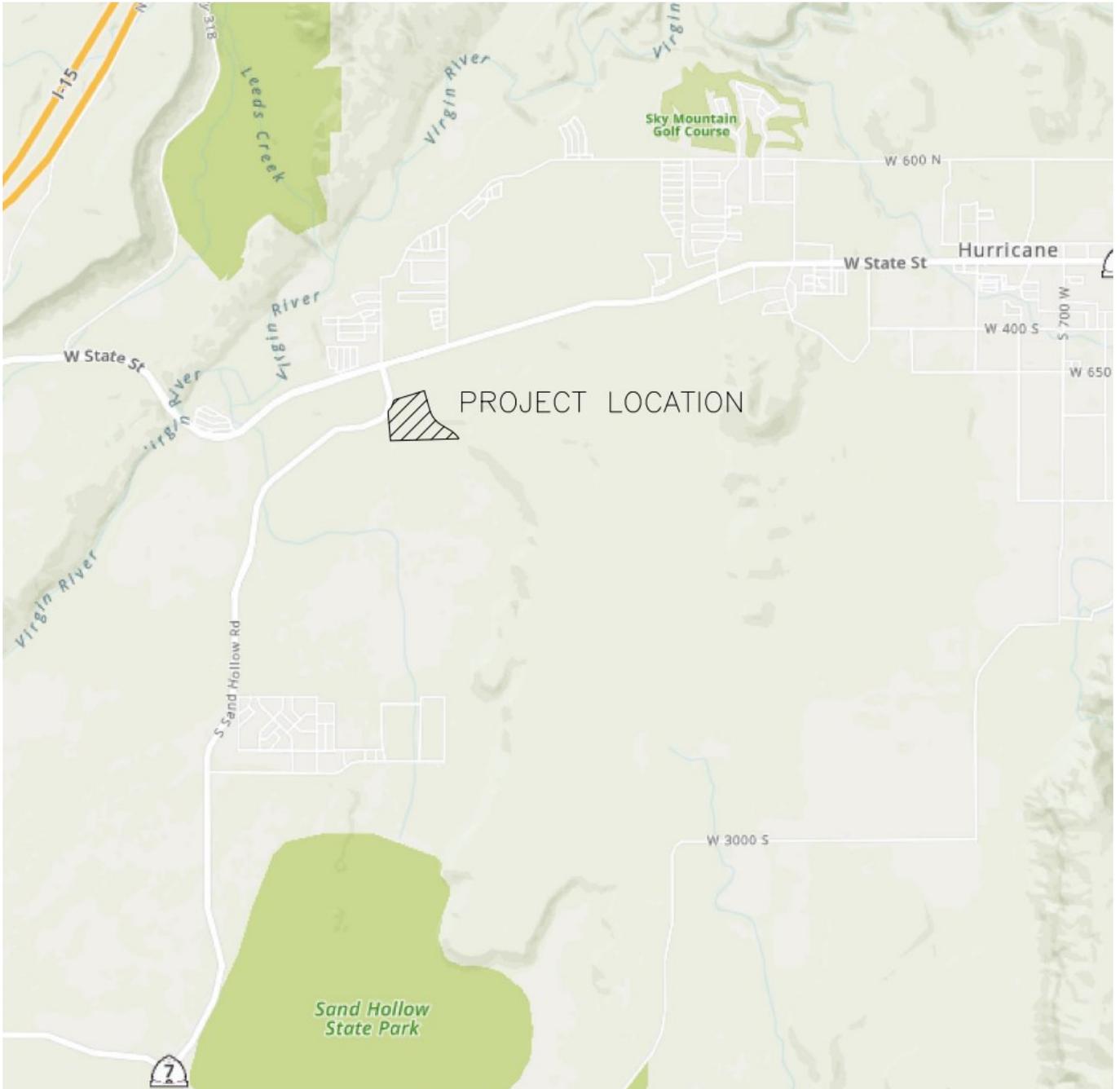
PLANNING AND COUNCIL MEETINGS (CON'T)

City of Hurricane Revenue and Expenses

	Governmental Activities	Business-type Activities
Revenues:		
Program Revenues:		
Charges for Service	\$ 7,477,309	\$22,158,683
Operating Grants & Contributions	2,795,857	-
Capital Grants & Contributions	3,379,387	6,857,584
Property Taxes	3,312,221	-
Other Taxes	8,651,752	-
Investment Income	128,266	118,322
Other Revenues	105,828	-
Total Revenues	<u>\$26,025,987</u>	<u>\$29,135,589</u>
 Expenses:		
General government	\$ 1,533,980	
Public Safety	5,874,455	
Highways/Public Improvements	4,032,746	
Parks & recreation	2,770,162	
Interest on Long-term Debt	361,877	
Economic development	13,528	
Water		\$4,329,281
Electric		14,519,933
Golf Course		2,053,752
Drainage		344,228
Municipal Building Authority		332,227
Pressurized Irrigation		506,023
Total Expenses	<u>\$14,586,748</u>	<u>\$22,085,444</u>
Increase/Decrease in Net Assets	<u>\$11,439,239</u>	<u>\$7,049,145</u>
Net Assets Beginning	<u>\$69,831,171</u>	<u>\$72,417,702</u>
Net Assets End	<u>\$81,270,410</u>	<u>\$79,466,847</u>

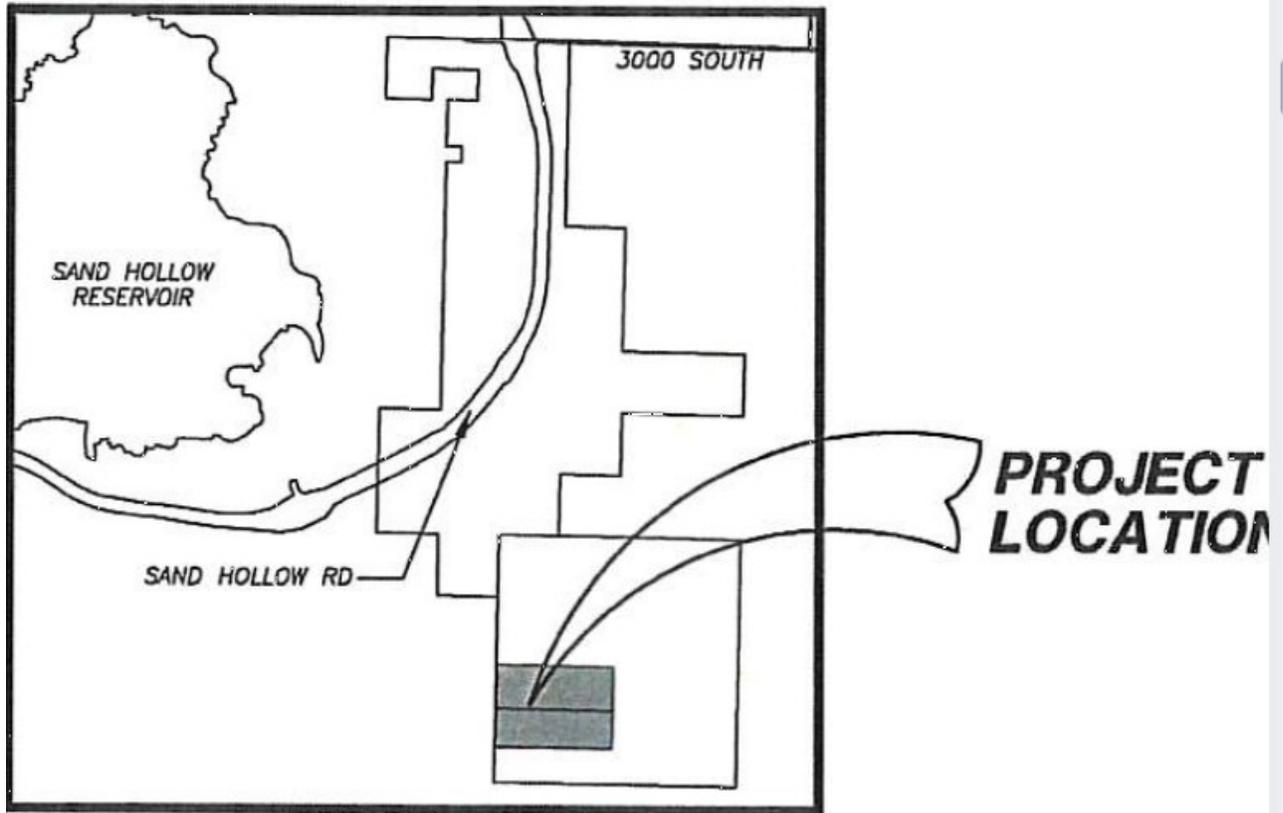
PLANNING AND COUNCIL MEETINGS (CON'T)

Elim Valley



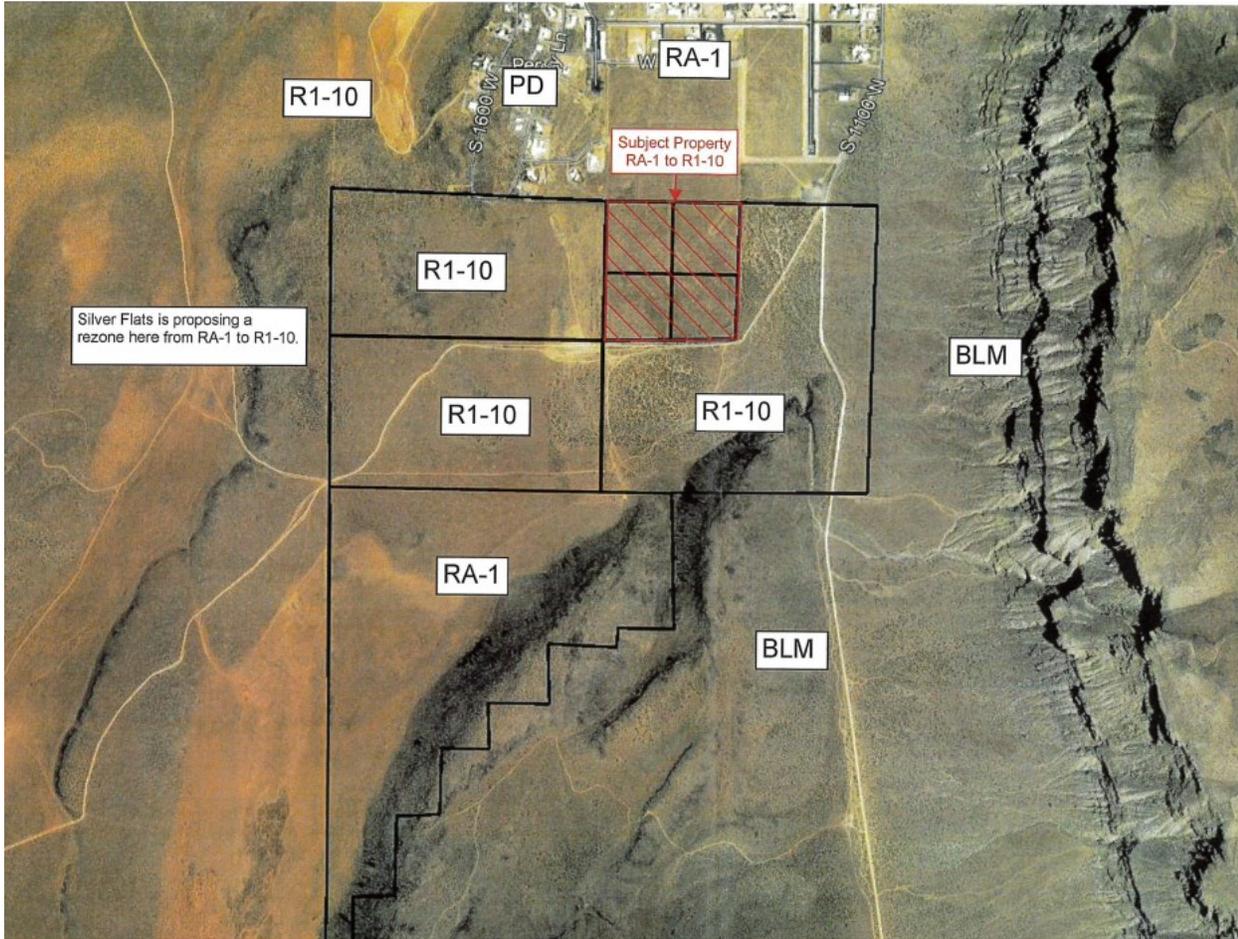
PLANNING AND COUNCIL MEETINGS (CON'T)

Calypso Ridge



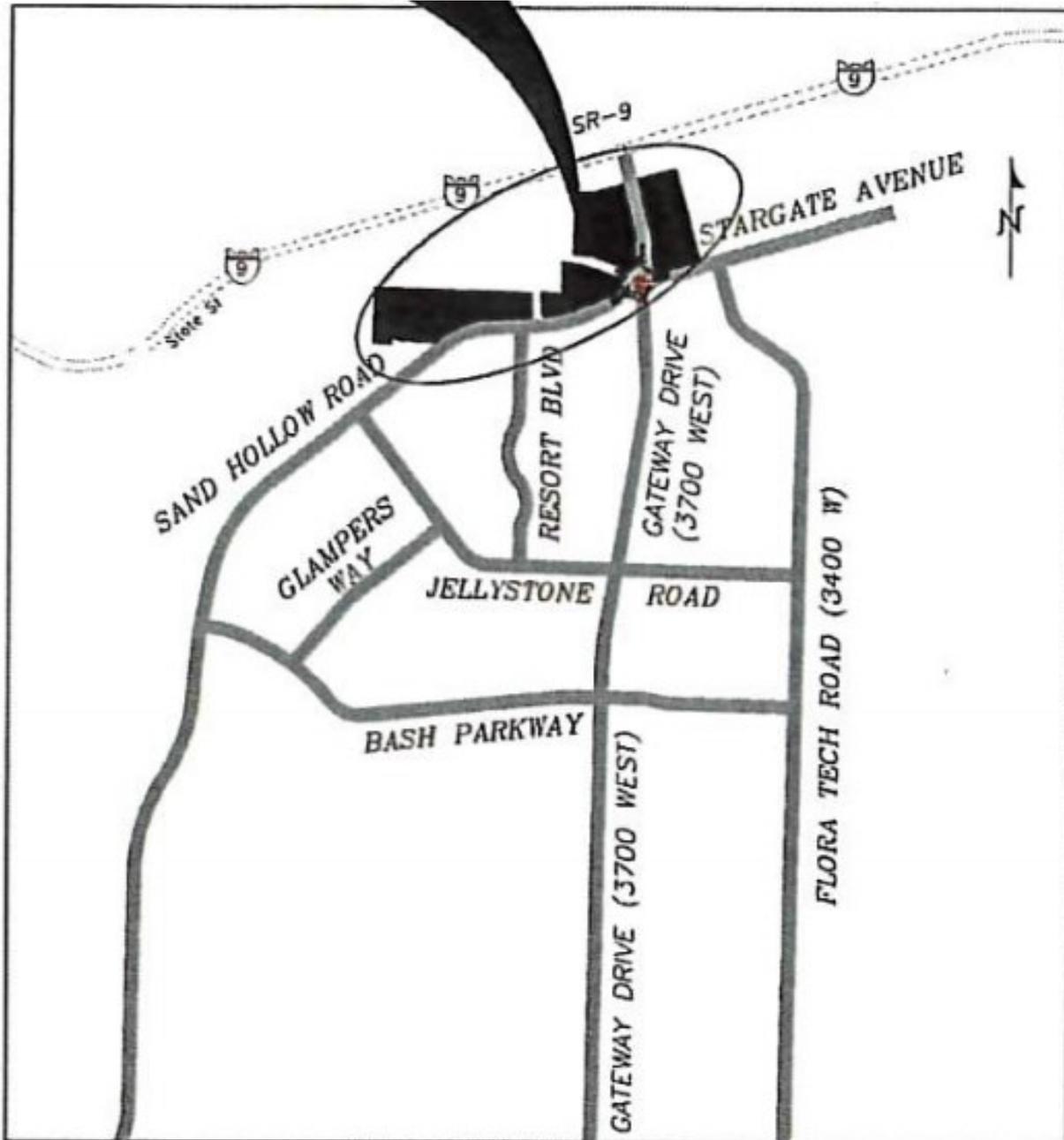
PLANNING AND COUNCIL MEETINGS (CON'T)

Solaroca



PLANNING AND COUNCIL MEETINGS (CON'T)

Gateway at Sand Hollow Commercial



CALENDAR

St George Solar Plunge

25 Feb 2022, 9 am to 11 am

Where: Worthen Park, 300 E. 300 S. St. George, UT 84770

Run, walk, or dance into chilly waters to raise funds for the athletes of Special Olympics Utah! For just a minimum of \$10, you can participate in the coolest event of the year — the Polar Plunge.

Don't worry, we welcome all... Are you "too chicken" to Plunge?! Register & we'll save you a spot in the "Too Chicken" coop!

St George Jazz Festival

11-12 Feb 2022

For over 5 years, the St. George Jazz Festival has brought world-class performers to the beautiful red rocks of Southern Utah. These incredible jazz musicians have inspired and educated an ever-growing pool of talented young jazz students. Joined by the Rebel Jazz Band, these nationally-acclaimed guest artists show off their skills at what continues to be Southern Utah's most thrilling concert of each year.

LP and the Vinyl will be performing Friday, Feb 11th at 7:30 at the Cox Auditorium. They will also be holding a free jazz clinic that same day at 1:30 in the Cox Auditorium. Everyone is invited!

John Daversa, the Grammy-winning trumpeter and composer, will be performing with the Rebel Jazz Band on Saturday the 12th at 7:30 at the Cox

Auditorium. This performance will be opened by the outstanding high school from the jazz festival's competition that day.

stgeorgejazzfest.com

St George Area Parade of Homes

18—27 Feb 2022

Tickets can be purchased on-line, or beginning February 17th at the Red Cliffs Mall and Lin's Markets. No tickets sold at the homes.

28 homes open 10am to 7pm daily (closes at 5pm on 27th)

Exhibits open daily located in each of the garages.

The 2022 St. George Area Parade of Homes is no ordinary Parade. It is the largest Parade in the state featuring 28 new homes full of the extraordinary.

and professional, clean and dirty!

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 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/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

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

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F	111	92	83%
G	86	72	84%
Total	1390	1168	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

Sky Fest Balloon Festival—5 Feb 2022

The SkyFest morning launch will begin about 7:30 AM on February 5. There will be hot beverages,

pastries and breakfast burritos available for purchase.

You can park right on Sand Hollow Resort property for \$20 a car. This will be followed by the VIP glow dinner in the evening starting at 5 PM.

Watch the balloons rise with the sun at Sand Hollow Resort

