



In this issue:

Sand Hollow Zone Change/Water Conservation	I
Utah Caucus Night	I
Planning and Council Meetings	2-27
Calendar	28
Activities/Lot Count	29
Dixie Springs ACC Information	30
Section Captains/Nightly Rentals	30
Sand Hollow Events	31

March 2022

Dixie Springs Community Newsletter

www.dixiesprings.info

ZONING CHANGE FOR SAND HOLLOW RESERVOIR/WATER CONSERVATION

The public meeting about the requested zoning change for the land around the Sand Hollow Reservoir has not occurred yet. Hopefully, the Community will get enough notice to attend the meeting.

The Water Conservancy has recommended

water conservation measures. The Lake Powell pipeline may never happen. The City of Hurricane is working on a water conservation ordinance. The Planning Commission is working on a draft ordinance for the City Council. This ordinance will only impact new development.

CAUCUS NIGHT, TUESDAY 8 MAR 2022, 6 PM

Tuesday, March 8 is the statewide Utah Caucus Night for all party affiliations. If you are registered or wish to register as a Republican (<https://vote.utah.gov>), the Republican Precinct Caucus Meetings will be held at Hurricane Intermediate School, 1325 South 700 West. Precinct 12 will be in the library (2nd floor) and Precinct 11 will be in the Little Theater. Those in Dixie Springs west of 3700 W are in Precinct 12 and those east of 3700 are in Precinct 11. Both precincts include other areas of West Hurricane. At this meeting you will elect officers for your precinct, county delegates and state delegates. If

you are interested in what is happening in our county and state politically you will want to attend. You should be receiving a postcard in the mail. That postcard will provide you with additional information. You may also go to the Washington County Republican Party's website for more information. Come Caucus with Us (wcrputah.com). At this web location you can learn more about the caucus and even view a video. We also need volunteers to help with check-in and counting ballots. If you are willing please contact Kristin Crowe at kristincrowe@bajabb.com

PLANNING AND COUNCIL MEETINGS

City Council—3 Feb 2022

Work Meeting—PID Discussion

(A PID is a Public Improvement District. This is an entity that has been created by the city or county to levy a special tax for specific improvements to a specific neighborhood. It is an independent political subdivision that is governed by its own board. Defaults by PID taxpayers is not enforced by the municipality. PIDs issue bonds that can be repaid either by up to 30 years of property tax increases, or a special assessment that is paid back over 20 years. Dixie Springs was created using a 20 year special assessment of \$20,000 per lot.)

The PID was started in Sep 2021, formal submissions in Nov 2021, and a work meeting in Dec 2021.

Can a property owners prepay the bond and not have an increase in property taxes? It depends on the type of bond that is issued. One type of bond is a special assessment—it allows prepayment because the amount is known ahead of time—it is a fixed amount. This is the type of bond that was used in Dixie Springs. A property tax bond cannot be prepaid because the amount is not known because the amount is based on the value of the property. What is known in the tax rate. The City Council determines what type of bond will be used for the PID.

The assessment starts as soon as the PID is created. Therefore, before the land is developed, a property tax PID is better because the value of the property is lower before a home is there. If a special assessment is used, the fixed amount starts at the beginning and the land may not be developed yet.

Dixie Springs was done before PIDs were available. Dixie Springs used a SID—Special Improvement Bond—which made the City responsible for foreclosures. The use of a PID removes the City from managing foreclosures.

The State statute limits the special assessment fund payback to 20 years. A tax assessment will run for 30 years. The County assessor collects all taxes including PID property taxes. For a special assessment, there is an administrator that collects those funds.

For delinquent property taxes, they need to be delinquent for 5 years before foreclosure can occur. For an an assessment bond—if you fail to pay your assessment, they can foreclose sooner.

Developers would prefer the property tax option.

How does the PID Board of Directors work? The City does not have to approve payments in and out of the PID, but they could put that requirement in the governing document. The governing document is approved by the City and the PID Board of Directors have to adhere to that governing document. Proceeds are escrowed.

If the PID pays for something, impact fees cannot be used to pay for that same improvement. An impact fee credit is given for improvements paid for by the PID. The credit can be used to pay the PID bonds back sooner.

People are in their homes for an average of 7 to 10 years. Property taxes increases due to the PID will likely be paid by multiple homeowners. The special assessment is often paid by the first property owner.

In the Special Assessment, the amount per lot is

PLANNING AND COUNCIL MEETINGS

based on the size of the lot. A property that is 1/10th the size of another property pays 1/10 of the amount. In a tax based system, commercial pays more because the taxes are higher on commercial property.

There are three PIDs in progress in Hurricane.

A third party study is done for each PID to project the revenue before the bonds are issued, and the study is used by investors in the bonds.

For a \$450,000 home, the annual PID tax payment for this PID would be increased by \$1000. For the special assessment, it would be approximately \$1700 per year for a 1 acre lot.

How are PIDs disclosed to homeowners? The MLS shows the total taxes but there is no breakout. The seller disclosure includes PID information. The Title report includes specific PID information to include the highest it could legally be.

You cannot force a property into a PID. The property owner must voluntarily join a PID.

The developer said they would need to sell homes in a PID at a discount because the PID adds a cost to the homes in the PID.

Dixie Springs is a good case study. Every time a lot sold, people wanted to know what the SID amount was. Dixie Springs was one of the cheapest places to build in Washington County.

There would have to be some sort of fee if other developments outside of the PID area want to hook into the infrastructure built by PID funds.

The PID allows building a complete infrastructure instead of building it piecemeal which will cause

existing infrastructure to be “dug up” to add new capability.

The City Council wants to make sure the PID benefits the home buyer.

The PID may speed up growth. Will the PID drive up the cost, rather than driving down the cost because there is more supply of homes?

The approved Master Plan allows for growth, so the PID should not increase growth beyond what is in the Master Plan. The PID is a way for the new growth to pay for the cost rather than the whole City paying for the cost of the infrastructure.

The City Council scheduled work meetings to discuss each PID individually.

Department Reports

The City has a lot of requests for special events as the weather gets better. For example, cycling events and races.

The Planning department would like to have a growth workshop to talk about the tools they have to control growth and to go over the General Plan. They would like to look at zoning for industrial use vs commercial use. There is a large demand for industrial parks. Most of them are full. There is one in Hurricane that is planned for the next 10 years but it is probably not adequate to meet the demand.

Public comment: High density units were previously approved near the airport and Sky Ranch (Solaroca). The pilots stated you cannot have high density units in the flight path. They are looking to reverse the existing approval, and want to stop the request that is currently in front of the City Council. Also, there are not adequate barriers

PLANNING AND COUNCIL MEETINGS (CON'T)

around the high density area. Also, the people in the area were not notified about the previous zone change request that was approved. They could not find anyone that had been notified. The area was originally zoned for 1 acre lots. Builders always state they need smaller lots in order to make money but they are just wanting to break up the land to make more money. It is not the City's job to make developers happy. The City needs to protect the homes that are there and protect the fragile environment. They brought a petition signed by 137 residents. (The room was overflowing).

They are supposed to notify everyone within 250 feet of the zone change. They said all of the processes for notification were followed. However, there was a question about whether anyone in Sky Ranch was notified. The problem is 250 feet is just adjacent properties and therefore not many property owners were notified. The City will look to make sure notification was made properly. They will also look to see where the required signs were posted.

There were lots of people talking against the zone change. They talked about the traffic, congestions, loss of the rural character, lack of notice, a change in what they bought into, water availability, and no utilities.

The City has already approved a zoning change for most of the development. There is a request to change the zoning for another piece at the current City Council meeting.

A motion was made to disapprove the zone change that is in front of the City Council. The zone change request was as follows:

Consideration and possible approval on a Zone Change Request located at approximately 4800 S and 1500 W from RA-1, residential agriculture one unit per acre, to R1-10, residential one unit per 10,000 square feet, with a PDO, planned development overlay, to add to the existing Solaroca PDO. The Will Group Applicant. Tyson Williamson Agent.

See pages 18 and 19.

The motion carried unanimously. Therefore, the latest zone change is denied and the developer can bring back the request after one year.

The Community should reach out to the developer and ask for a meeting about the existing zone change.

Consideration and possible approval of a proposed zone change located at 4700 S and 2600 W from RA-1, residential agriculture one unit per acre, to R1-10, residential one unit per 10,000 square feet. Calypso Ridge Properties Applicant. Karl Rasmussen Agent.

See page 16 and 17.

The Planning Commission gave a positive recommendation on the proposed zone subject to comments from JUC and staff and the conditions as contained within the attached development agreement. This motion was approved five to two.

The applicant is seeking a zone change on 45 acres from RA-1 zoning to R1-10 zoning. The applicant came in last year to get a zone change on the two parcels immediately to the north from RA-1 to R1-10 subject to a development agreement that limits the applicant's ability to develop the project until utilities are available on the property; this would be

PLANNING AND COUNCIL MEETINGS (CON'T)

an addition to that development. This would bring the Calypso Ridge development from 103 acres to 148 acres.

The two votes to deny the zone change stated the following:

- Public facilities and services are not adequate
- A development agreement is insufficient to replace the zone change ordinance requirements (the requirement to have adequate facilities and services) because development agreements generally do not address police, fire and roadways outside of the development.
- A course correction is needed. Prior one changes should not be used to justify future ones.

The reason for the request is one section was omitted from the original zone change request that was approved several months ago.

The major concern is that the property is very isolated. The zone change was approved with the condition that services be brought to the property before any development could be made.

Commissioner Prete does not want to make any zone changes without adequate services. They can come back with the zone change request when the services are available.

City council moved to continue the change request until they get more information about the PID in the area. The reason is the PID is supposed to provide services to the area.

Planning Commission—2/10/2022

A Zone Change Amendment request located

north of 3000 S and west of 2100 W to amend the zoning boundary on 160 acres already approved as R1-10 PDO, planned development overlay, and M-1 zone, light industrial, from 26.7 acres of M-1 to 31.83 acres of M-1 with the remainder remaining R1-10 PDO, Parcel number: H-3373-NP. Molly's View LLC Applicant. Richard Wedig Agent.

This is the Balance of Nature property that is on the hill to the east of the Sand Hollow reservoir.

The request is to change the R1-10 zoning from 133 acres to 128 acres, and increase the industrial zoning from 27 acres to 32 acres.

They decided they needed more land for storage buildings. The manufacturing section is in the first phase, including the storage buildings. The second phase will be the headquarters.

The change was recommended with the stipulation that the density stay the same as the original plan.

Discussion and consideration of a recommendation for a preliminary plat for Gateway at Sand Hollow Commercial, a 6 lot commercial subdivision, located between SR-9 and Sand Hollow Road. Western MTG and Realty Co Applicant. Brent Moser Agent.

See pages 20 and 21.

This is 6 commercial lots each fronting Sand Hollow Road.

This was previously discussed. They needed some property owners signatures and they got those. The biggest concern is the lack of infrastructure in the area. It is within the Sand Hollow PID. The PID is funded. They are working on construction drawings. This is a preliminary plat. A final plat will not be approved until after the infrastructure is in.

PLANNING AND COUNCIL MEETINGS (CON'T)

There was a lot of discussion about the risks of approval before the infrastructure is in.

Unanimously approved.

Discussion and consideration of approval of a preliminary site plan for Sand Hollow Mancaves located at the northeast corner of Sand Hollow Road and Abbey Road. Dixie Man Caves LLC Applicant. Jason Miller Agent

See pages 22 and 23.

These are “man cave” storage units to be built along Sand Hollow Road to the west of the Marla at Elim Valley development. The applicant is planning 33 luxury storage units to be sold off as condominium units.

They have submitted a preliminary plat.

These are large rooms with high end amenities such as a meeting area. Will have a kitchenette and half bath in the units. These are storage units for RVs, ATVs, cars, boats, etc. It is a hang out spot. People cannot live there. There will be an HOA. The Commission wants to make sure the CC&Rs will make sure the units adhere to the zoning requirements and there is minimum impact on the police. There will be security cameras.

This land is not included in the PID. There is infrastructure across the street and they are close to the PID infrastructure.

Passed 4 to 2 based on JUC and staff comments. Those that voted “no” wanted to require CC&Rs.

A final site plan will need to be approved and the CC&Rs can be addressed then.

Discussion and consideration of a recommendation for a preliminary plat for Elim

Estates, a 135 lot subdivision located at approximately 1400 S 4300 W. Bright Ideas REI Applicant. Adam Allen Agent.

See pages 24 and 25.

This is a subdivision containing 135 lots located within the Sand Hollow Gateway PID for the Elim Estates subdivision. This property is due east of the existing Marla at the Elim Valley development.

It is adjacent to a portion that is already built. It is part of the Sand Hollow Gateway PID.

There will be a 7 acre park near the property that will be installed as part of the PID. There will be two parks developed as part of the PID.

Unanimously approved.

Water Conservation

The Planning Commission is working on a water conservation ordinance.

The Water Conservancy district held workshops last year to discuss conserving water in Washington County. The goal was every City in the County would adopt the same ordinance so it would be consistent throughout. After a couple of months of review, the Conservancy developed a recommended ordinance. There is general support in Hurricane to adopt some but not all of the recommended ordinance. Hurricane has a Water Board that has reviews the Water Conservancy recommendations. The Hurricane Water Board wants to create their own ordinance.

Highlights:

The Water Conservancy has stated that, based on current growth patterns, there are 5 more years of water that will support the growth if there is no

PLANNING AND COUNCIL MEETINGS (CON'T)

Lake Powell pipeline. If the Lake Powell pipeline happens, that adds about 20 years. They are working to get a more refined estimate. Per capita, the water use has dropped 30%. A big part of that reduction is the conversion of farm land to homes. Some is due to lawns being decreased and desert plants being used.

Building codes have been updated, there are some CC&Rs that are controlling grass, and most cities have some water conservation restrictions.

The Water Conservancy is recommending a time of day watering ordinance and a water waste ordinance that the City of Hurricane already has in place.

Hurricane does not have water efficiency standards for new homes. New recommendations are hot water recirculation systems, low water use fixture and appliances, and separate metering in multi-unit buildings.

The discussion was about whether these should be required, or should there be incentives.

There may be grant money that could be gained if they have ordinances that are enforced.

They are recommending limited irrigated landscape areas, which is mostly a cap of how much grass you can have in your yard. Pools and spas count toward the water use unless they have a cover.

The hot water recirculating system that costs an extra \$550 (average) when you are building a home. Landscape modifications and a pool cover make the most difference in the water use. About 70% of water use is for landscaping.

The reduction in grass will be the most

controversial for residences. It will not be as much of a problem to prohibit lawns for commercial buildings. These are ordinances for new construction and not retrofit.

No one likes to conserve, but the alternative is build 5000 more homes and then have to stop. It is unlikely that the Lake Powell pipeline will ever happen.

It will be politically difficult. The City needs to determine if they want to put on restrictions to protect future growth or do they want to impose less restrictions.

Another reason the water use has gone down is it costs more money per gallon as you use more water. There will need to more education and more financial encouragement.

The citizens in Hurricane are concerned about the rate of growth. All of this growth decreases the quality of life for the citizens that are here. At some point, no more homes can be built because there is no water.

These ordinances only affect new residences.

There is an urban heat area affect. The trees mitigate the heat. (not the grass). The ordinance requires the planting of trees to mitigate the heat.

The Planning Commission needs to develop a land use ordinance and building standards that will be sent to the City Council. The question was if the City Council would listen to the recommendations. Many of the City Council are hesitant to require things like water wise appliances and the landscaping restrictions.

One member of the Planning Commission does not want to adopt any of the ordinance. She does not

PLANNING AND COUNCIL MEETINGS (CON'T)

want any more restrictions.

The Planning Commission will need to hold a public hearing on the proposed changes.

Instead of rejecting all of the changes, the recommendation was to look at adopting some of them, such as no grass in strips along the road and commercial restrictions.

There are smart irrigation systems that measure the humidity and weather and schedules the watering for you. There are rebates and incentives for installing systems like this.

The Hurricane ordinances permit building without any lawns.

How would this change the plans for Balance of Nature? The rules would not impact the trees. The other greenery could be approved if there is some purpose for the grass.

A citizen brought up the irony of the Water Conservancy proposing 7000 more units around Sand Hollow.

The City could look at incentives in PDO areas to encourage water conservation.

There will have to be a public hearing about the suggested changes.

City Council—2/17/2022

PID Discussion

There are three PIDs being proposed. The PIDs are for funding infrastructure. Infrastructure is the responsibility of the City.

Bench Lake PID

There are approximately 5000 acres in the PID. It is approximately 8 square miles. This is 17,000

equivalent units if you have 1/4 acre lots—there will be industrial and commercial areas in addition to the residences. There are currently just under 6600 units approved in the PID area. The infrastructure consists of the master planned roads, the water tanks, two wells and power. All of the property owners would be subject to the tax levy that is used to payoff the bond that pays for the infrastructure.

The infrastructure cost is approximately \$65 million.

The payment could either be by property tax or special assessment. The recommendation is to use the property tax because the property tax is over 30 years vs 20 years for the special assessment.

They are asking for 3 mills which is .3% of the taxable value of the home. They is higher than is probably needed. They think they will need 2 mils. If the home is \$500,000 and you have the primary home exemption, it would be valued at \$275,000. The additional tax on that would be \$550 per year at 2 mil ($\$275,000 * .002$) and \$825 at 3 mil. Commercial and second homes will bear a bigger tax burden.

The special assessment is a fixed payment no matter what the property value and it is due right away even if there is no development. Therefore, it would be difficult to have people sign up for the PID if there is a special assessment because it will take a lot of time to develop the property and they will need to pay whether they develop or not.

Parks and trails are not included in this PID. The roads in the developments are not in the PID. Just master planned roads.

This PID includes the Balance of Nature property.

PLANNING AND COUNCIL MEETINGS (CON'T)

What happens when a developer comes later and wants to use the infrastructure paid by the PID?

They can join the PID. If they choose not to join the PID, they would have to provide cash to access the infrastructure. The City will need to decide how much they would need to pay.

Most PIDs are paid off early which would stop the extra property tax early.

They need to talk to every land owner in the PID area and get as many as possible to agree to be part of the PID. You cannot force someone to be part of the PID.

You cannot charge an impact fee to infrastructure that is paid for by the PID. The impact fees associated with PID infrastructure would have to be refunded. The impact fees charged by the Water Conservancy District would still have to be paid.

Balance of Nature has purchased a building in Hurricane to get them through until the new facility is built.

Sand Hollow Mesa PID

930 acres. It is approved for 3360 dwelling units and 160 acres of commercial. This is east of Sand Hollow road.

There are 10 neighborhoods around an interchange. The request is for three PIDs within this area. Multiple PIDs are more efficient from a financial prospective to allow financing over time and not all at once. They will finance the next 5 to 7 years of development, so the PID needs to be funded in sections.

The City can choose what is funded by the PID. The proposal for this PID includes trails, parks,

power stations, and roads. This will cost \$123 million.

The school district has acreage just north of Dixie Springs for a intermediate/elementary school.

They are asking for a tax rate of 4.5 mils. They are hoping they can end up with a lower rate. The City policy caps the rate at 10 mils. The current tax rate in Hurricane is 1 percent. So the tax rate would go to 1.45% at the maximum. That is \$450 for every \$100,000 of assessed value.

The developers will be putting in 22 miles of roads within their developments—these are not paid by the PID.

Kachina PID

There are 75 acres in the PID and there are 500 approved condo units. The annexation area is over 2500 acres. Some of the property owners have suggested a PID. There is an large interchange off highway 59. A lot of the land is on the south side of 59.

The PID includes water tanks, water pump stations, interchanges, and master planned roads.

The Kachina Ridge development is the first phase. This development has been approved by the City. Kachina Ridge will have condos, hotel, and hot springs. They will be bringing the hot springs water to the top of the ridge. The development is on the top of the ridge overlooking Hurricane off 59.

They are asking for a tax rate of 4.5 mils.

Kachina Ridge will be open to the public and not just for private use.

Staff Reports

Street dept. Signs have been vandalized or damaged

PLANNING AND COUNCIL MEETINGS (CON'T)

by the wind. The metal poles have been broken off. This year they will pay close to \$900,000 to maintain the roads. It costs \$150 to replace a street sign and a pole. Double chip seal: \$4.41 per square yard. Slurry seal is \$1.37 per square yard.

They are working to design Purgatory Road. The project is being funded through Federal funds.

There will be a trail from Grandpa's pond to the golf course, through the golf course, and then east of the golf course to the ball fields. This is part of the trail that connects St George to Zion National Park. The concept is a trail from Springdale to Ivins.

Discussion and possible approval of event parking at Sand Hollow on the Washington County Water Conservancy District's property - Dan Staheli

Sand Hollow Road gets very congested and the Sand Hollow reservoir sometimes has to stop accepting people because there is no parking. Sand Hollow has doubled their parking in the last winter but the parking is still not enough for large events, such as the Iron Man. They are looking at the 96 acres on the southwest corner that would hold 23,000 cars. It would be a road base parking lot. The and is zoned by the Water Conservancy and it is zoned as RA-I.

The Conservancy has requested the rezone of this property as commercial.

The City needs to check to see if this parking lot can be built. This item was continued.

Consideration and possible approval of a Zone Change Amendment request located north of 3000 S and west of 2100 W to amend the zoning boundary on 160 acres already approved as RI-10

PDO, planned development overlay, and M-I zone, light industrial, from 26.7 acres of M-I to 31.83 acres of M-I with the remainder remaining RI-10 PDO, Parcel number: H-3373-NP. Molly's View LLC Applicant. Richard Wedig Agent.

The Balance of Nature property. Unanimously approved.

Consideration and possible approval for a preliminary plat for Gateway at Sand Hollow Commercial, a 6 lot commercial subdivision, located between SR-9 and Sand Hollow Road. Western MTG and Realty Co Applicant. Brent Moser Agent.

See pages 20 and 21.

Taylor boats will be building a facility for boat repair there. There will be some storage units in that area. The roads that are shown in the images for this development are being designed and will be constructed soon.

Some of the property is UDOT property so UDOT has been notified. They have a 45 day period to respond. Item continued until they have had a meeting with UDOT.

Consideration and possible approval of a preliminary plat for Sand Hollow Mancaves located at the northeast corner of Sand Hollow Road and Abbey Road. Dixie Man Caves LLC Applicant. Jason Miller Agent

See pages 22 and 23.

These are luxury storage units. These units are sold. There is concern that they can be used for overnight or industrial use and the zone does not permit these uses. They want to make sure the CC&Rs prohibit uses not allowed in the code. They are 30 ft by 50 ft, and 25 ft by 50 ft. They will have

PLANNING AND COUNCIL MEETINGS (CON'T)

mezzanines, bathrooms and kitchenettes. They are like the man caves at Sun River. The CC&Rs will state that they cannot stay overnight and you cannot have retail sales.

There will be an HOA run by Sunwest Property Management. The cost for the units will be between \$450 and \$600K.

Many upper end neighborhoods do not allow people to have RV garages. There is a need for toy storage.

The man caves can also be used for hanging out and socializing.

This will be a gated area. There will be 33 units.

Unanimously approved.

Consideration and possible approval for a preliminary plat for Elim Estates, a 135 lot subdivision located at approximately 1400 S 4300 W. Bright Ideas REI Applicant. Adam Allen Agent.

See pages 24 and 25.

The zoning is R1-8. the location is the northeast corner of the existing Marla subdivision. There will be a park across the street to the North that will be put in by the PID. The subdivision will be reliant on the PID infrastructure.

These houses will be around \$500,000.

Approved 3 to 2.

Discussion and possible decision on renewing the contract with Granicus or hiring a new position for licensing and reviewing vacation rentals - Nanette Billings

Granicus has been monitoring illegal vacation rentals but they have not been able to do any enforcement. There is a draft updated City code.

If the code is adopted, Granicus could enforce the short term rental ordinance. Granicus costs \$47K per year. For that amount of money, should they hire someone in house to enforce short term rentals?

There are a lot of people that are renting without licenses, or they had a license but they were not adhering to the ordinance. That issue caused the City to hire Granicus to help with these issues. There is State legislation that limits what can be done to determine that a home is being used as a vacation rentals. Granicus has sophisticated methods that gathers information that meet the legislation in order to support enforcement .

The recommendation is to use Granicus for one year to get a handle on the violations and then revisit to see if the City wants to hire someone.

The new ordinances could be effective in a few weeks. The new ordinances are modelled after what they have in Springdale. The new ordinance is needed in order to enforce the ordinance.

Decision was to renew the contract with Granicus for another year.

Discussion regarding a water conservation ordinance

The Water Board believes that water conservation is critical and they want to be a team player to other communities in the County, but they want the Communities to have a say in the ordinances. The Water Board was in support of more carrot options.

The Planning Commission has scheduled a public meeting and will make an official recommendation after the public meeting.

PLANNING AND COUNCIL MEETINGS (CON'T)

It is possible that there will be consequences if the City of Hurricane resists the water conservation recommendations. The State will not give money to Washington County for reuse unless there are conservation measures in place.

The Lake Powell Pipeline will not be funded with the current Federal administration.

The Mayor said that many communities have said they would run out of water, but those communities continue to grow and provide water. She thinks we have the water but we have not accessed it. But she believes we need to conserve. She is concerned that people will not be able to grow food or have fruit trees.

The Conservancy is recommending rules for all new development and not requiring the retrofit of existing homes.

Washington City is in the middle of adopting an ordinance. They made some minor changes to the Water Conservancy recommendations.

Washington City is not going to the extreme that St George has done. St George Utah uses the highest water per capita in the United States. We also have a lot of golf courses and they use a lot of water. Some golf courses are using grasses that consume less water. Hurricane will get a copy of the ordinance for Washington City.

One of the Commissions canvassed the people that live here and many are against xeriscaping.

Within 2 to 3 years, they will be building the reservoir in Warner Valley.

The Water Conservancy has estimated they have between just a few months or a few years of water for growth in the County. They are doing a

study to get an accurate estimate.

Hurricane is not totally dependent on the Water Conservancy district for water like the other cities in Washington County are.

In 2006, the City of Hurricane developed a conservation ordinance.

Discussion on short term rental ordinance

The problem is enforcement of the short term rental ordinance has not been a priority. Right now, all of the code enforcement is through the criminal system. It can work, but it can be cumbersome. The Justice Court system is overwhelmed and there is a higher standard for finding someone guilty. They are proposing adding a Civil Violation option. You issue a Civil Citation and people can come in a pay it. There needs to be a fine schedule and an appeal process. The appeal process needs to be managed by someone separate from the City—a new position. That is all that person would do.

The Planning Commission would like to adopt this Civil Citation process for all of the nuisance ordinances. But the biggest problem is short term rentals. The City wants to focus on this area first and then go to other nuisances.

The violator would be sent a letter and would have a certain period of time to comply. If they do not comply, then they would be fined. The fine would be per occurrence which would be for each night the home is rented. The fines would be quite steep so that people would come into compliance.

They would like people to not use the home for short term rentals, but used for long term rentals in order to help with the lack of long term rentals in Hurricane.

PLANNING AND COUNCIL MEETINGS (CON'T)

There are about 200 unlicensed vacation rentals. This will be enforced by Granicus if there are civil penalties. There are many issues in Dixie Springs. The Council needs to review this and come back to discuss it at the 3 March meeting.

Planning Commission—2/23/2022

A Zone Change Amendment request located at 1200 W 4600 S from RA-1, residential agriculture 1 unit per acre, to R1-15, residential one unit per 15,000 square feet. Parcel number H-3403-K. Joshua Coen Applicant. Clark Spilker and Pope Engineering Agent.

The development will contain approximately 30 lots no less than 15,600 ft² each.

This property is located at the end of the currently unimproved 4620 S south of the Sky Ranch development.

At the previous public hearing, concern was brought up about development so close to the Sky Ranch airport. This airport is not within city limits and, unlike the Hurricane City airport, is not protected by a runway protection zone in city code. Staff is concerned that preventing development in the area to protect an airport outside of city limits may constitute an illicit taking and could open the city up to legal action from property owners. The City is currently working with the County and Sky Ranch HOA to help resolve some of the concerns. Staff would recommend that the Planning Commission recommend denial of this zone change because it does not meet the General Plan map

There were a lot of people present at this meeting to talk against this zoning change, and they sent

the Council a petition against the change.

The developer made the claim that it really not a high density development. That claim was booed by the people in the room.

The property is in the middle of the RA-1 zoning in the General Plan. The argument is they should not change the zoning from the General Plan and there should be protection of agriculture.

There is also concern about the runway and this land. The City has safety concerns and they want to make sure they protect the rights of the surrounding property owners.

The City will be discussing annexation of the area into the City and looking to see if the area around the airport should be protected. The issue is the airport is a private airport and the City is restricted in what they can do.

A piece of land in the area was recently denied for a zone change. The areas around it are zoned less dense.

They have approved some zone changes in the area in the past. Should they deny this one?

The change is not consistent with the General Plan. Sky Ranch is trying to purchase the property to the south.

Motion to send a recommendation of denial of the zone change to the City Council.

Metal Storage Containers

Most people put them on their lot without asking any kind of permission. An interpretation of the ordinances is they are metal buildings and they should be getting permission before they are placed on a lot. If you have a metal building, you need to

PLANNING AND COUNCIL MEETINGS (CON'T)

do a treatment to the building so it is not just metal.

A Land Code Use Amendment to adopt Water Conservation standards within Title 10 Chapter 39 – Subdivisions, Chapter 32 – Landscaping and Screening, Chapter 23 – Planned Development Overlay, and Chapter 33 – Design and Compatibility Standards.

The Planning Commission recommends that no restrictions be placed on lawn size for residential homes.

Summary of the draft policy:

For all new construction in commercial, civic and development (note: no residential):

1. No grass is allowed outside of an active recreational area, or in park strips, areas less than 8 feet wide and on any slope that exceeds 15%.
2. Use of water efficient shade trees and shrubs in accordance with a landscape plan. Secondary water will be used if available.

Number 1 also applies to common areas maintained by an HOA.

For new residential development, grass is prohibited in all park strips. Park strips will have trees planted in them every 50 feet and these trees are planted before the homes are occupied.

Balance of Nature can have their fruit trees and gardens because it is for agricultural use.

Most secondary irrigation water comes from the Virgin River.

These are potential recommendations to the City Council. The City Council can ask for changes. The City Council asked the Planning Commission to come up with a draft plan.

There was a lot of discussion about the draft ordinance. Some do not want to require anything and others state we have a water problem and the City should take some of the Water Conservancy recommendations. For example, new homes should have hot water recirculating pumps which is not in the draft ordinance.

The Conservancy District wants restrictions on new residential but the draft that was presented in this meeting has no restrictions. Some claimed that there is not enough data on water use in Hurricane to make a good decision.

Dixie Springs and Sand Hollow are the only communities in Hurricane that get water directly from the Water Conservancy district. The City of Hurricane purchases water from the Conservancy District and then is distributed to the residents of Hurricane. The City has water rights and those are used in a pooling agreement. An impact fee is paid to the Conservancy District and then everyone in that pooling agreement has access to the Conservancy water.

There was a discussion about whether trees should be required in the ordinance. Some felt that trees are very important but there should be a list of trees that should be allowed in park strips. They provide shade to lower temperatures, and have a positive affects on driving safety.

There was no agreement on the draft ordinance. Some want almost no restrictions and others want some restrictions in the ordinance.

PLANNING AND COUNCIL MEETINGS (CON'T)

There was a question about whether there should be something about car washes and golf courses. The recommendation was to restrict the washing of a car to 35 gallons. There are some systems that can use as little as 6 gallons per car by reclaiming a lot of the water. Car washes can be one of the biggest water uses in a commercial zone.

The draft ordinance was continued since there was no consensus.

Discussion and consideration of a recommendation of a preliminary plat for Desert Sands Area G, a 125 unit single-family subdivision located at 3000 S Sand Hollow Road. The Hollows LLC Applicant. Brett Burgess Agent.

See pages 26 and 27.

This is a residential subdivision of 125 lots on 36.8 acres. This is where the construction is being done where Sand Hollow Road intersects Dixie

Springs Drive.

This is the next phase of this development. It is further to the west. It will get Dixie Springs Drive tied into what will be 5140. It is less dense than the original request.

They were asked for a turn lane onto Sand Hollow Road.

There is supposed to be 8 to acres of commercial They are looking at restaurants and a gas station.

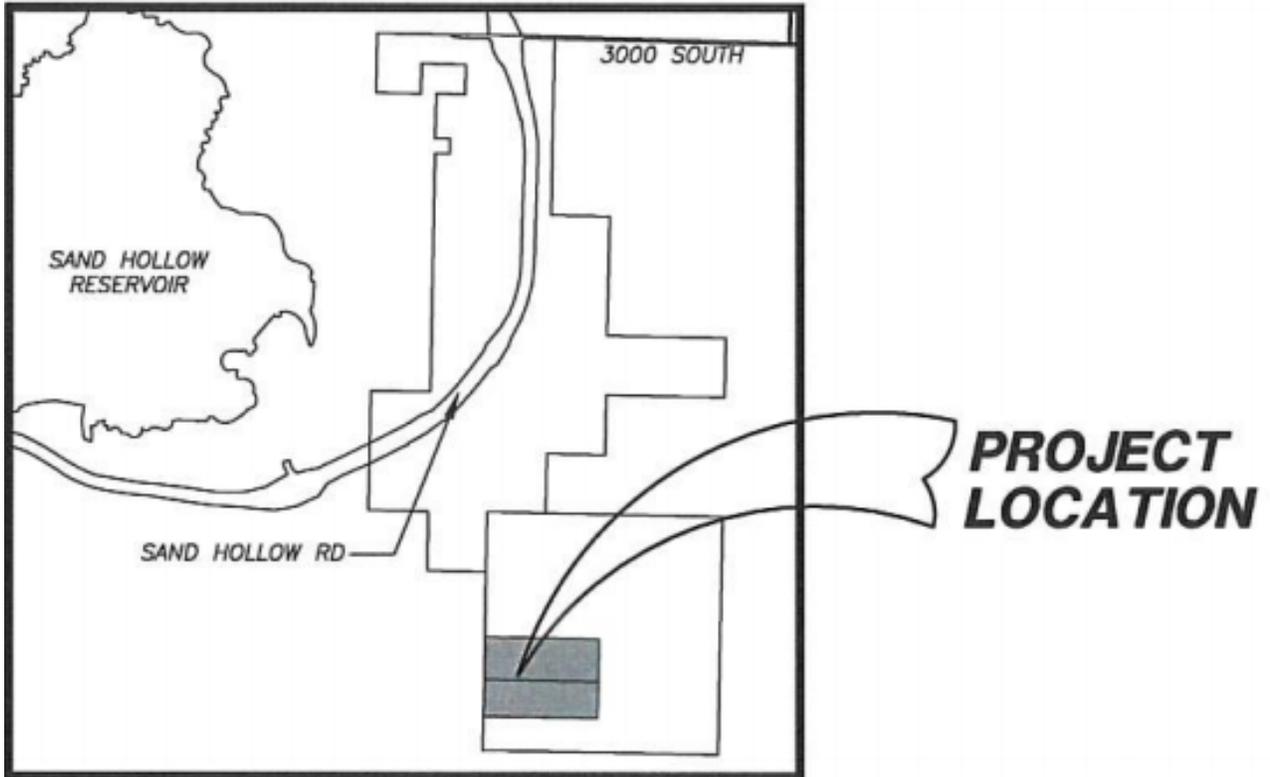
Ground water. The only place the ground water has been seen is in the commercial area. They hit rock at about 4 feet. They are going to build the commercial area up 6 feet. The Water Conservancy is putting in more pumps which is bringing down the water level. There will be no basements in the lower areas. There may be some basement homes on the hillside.

Unanimously approved.



PLANNING AND COUNCIL MEETINGS (CON'T)

Calypso Ridge



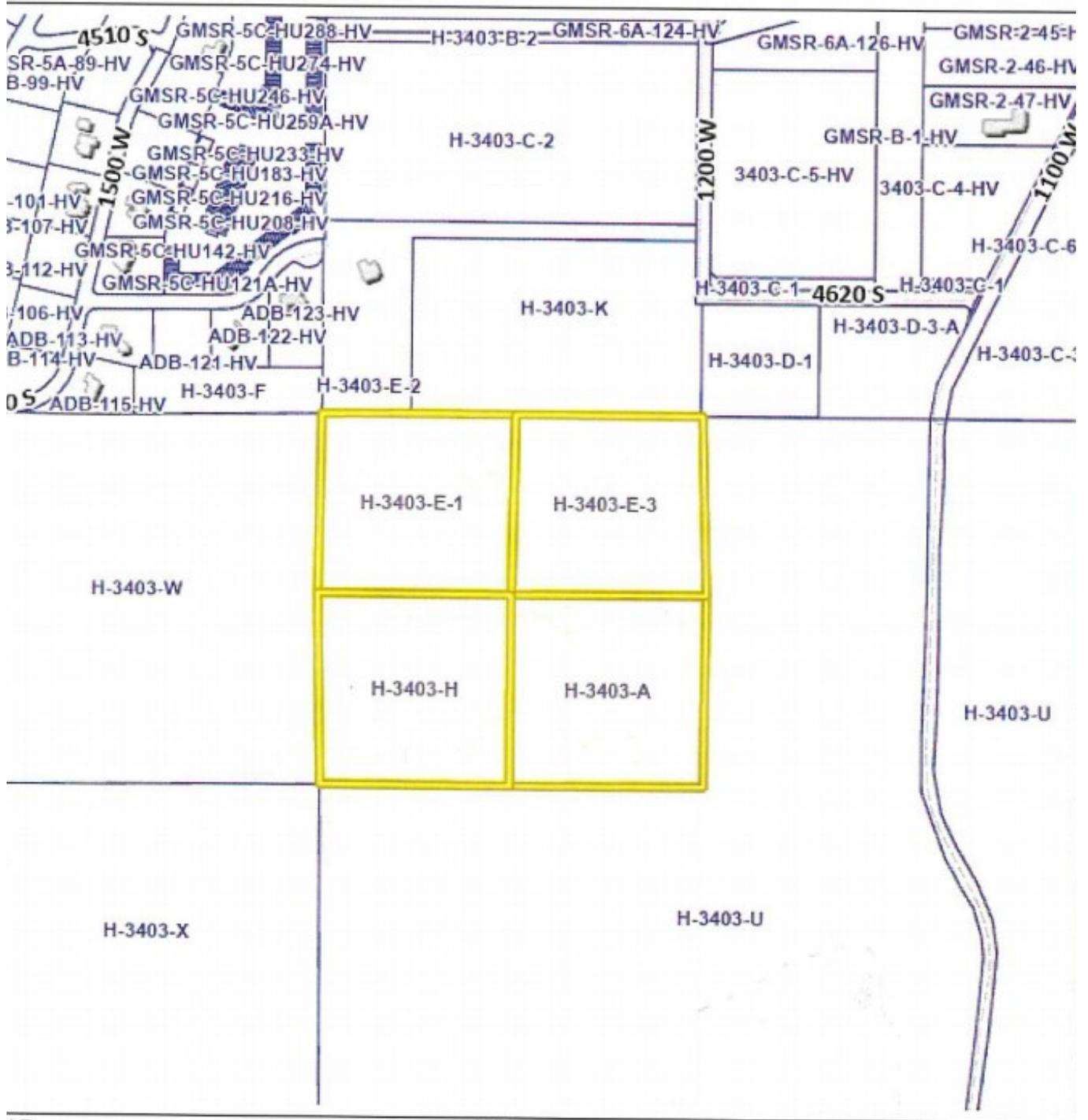
PLANNING AND COUNCIL MEETINGS (CON'T)

Calypso Ridge



PLANNING AND COUNCIL MEETINGS (CON'T)

Solaroca

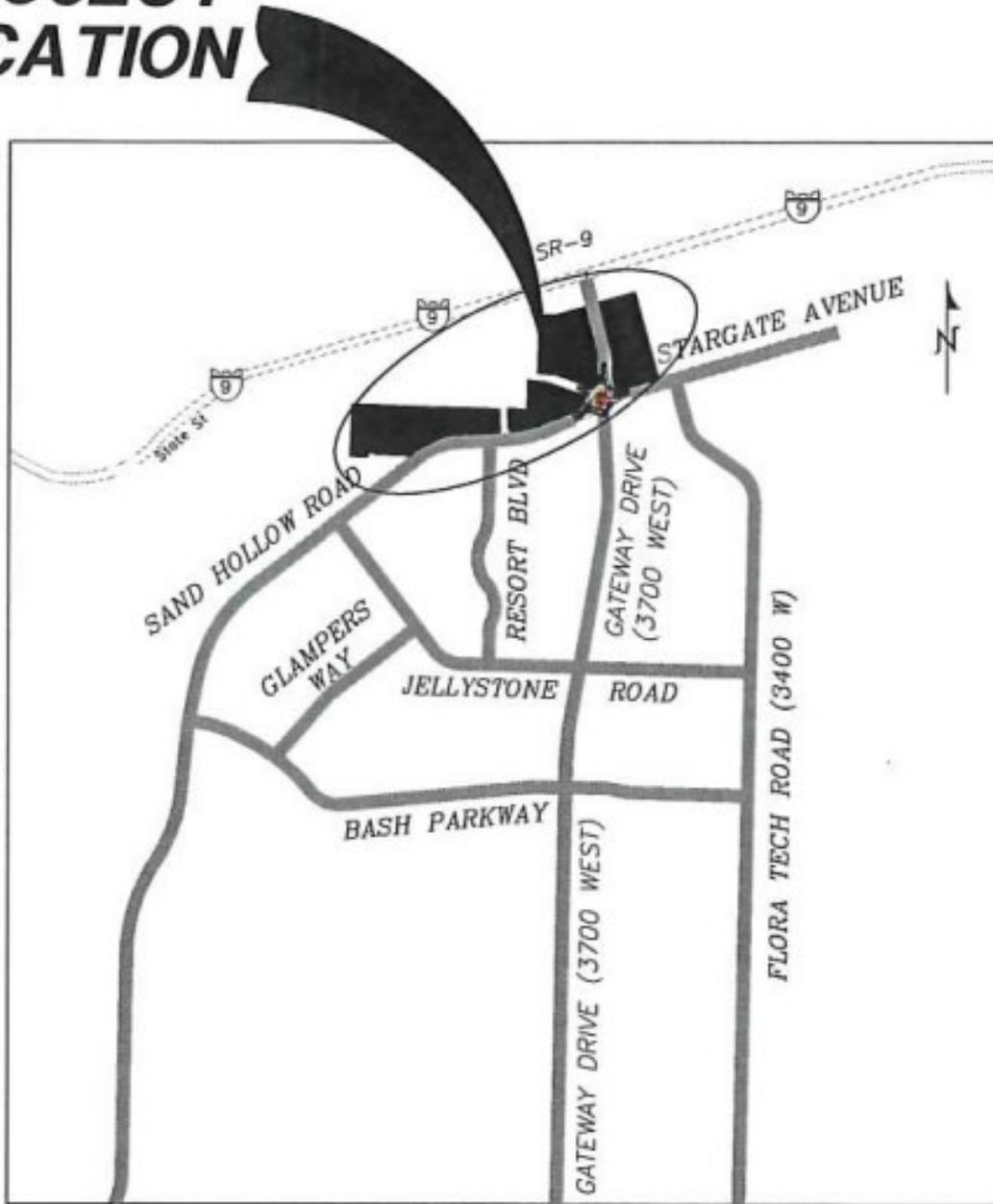


17 0 750 1500

PLANNING AND COUNCIL MEETINGS (CON'T)

Gateway at Sand Hollow

**PROJECT
LOCATION**



VICINITY MAP

N. T. S.

PLANNING AND COUNCIL MEETINGS (CON'T)

Gateway at Sand Hollow

57.89'	50.00'	54.71'	N80°03'34"W	68°20'17"
57.89'	50.00'	54.71'	S33°36'09"W	68°20'17"
24.40'	90.00'	24.32'	S88°17'45"W	19°31'55"
20.25'	89.91'	20.21'	N85°28'11"W	12°54'20"
29.91'	89.92'	29.78'	N89°28'06"W	19°03'40"
29.07'	100.43'	28.96'	N50°48'47"W	16°34'58"
33.42'	88.63'	33.23'	N30°38'58"W	21°33'34"
159.43'	580.00'	158.93'	N12°16'09"W	13°44'57"
42.34'	378.12'	42.32'	S3°09'16"E	6°24'55"
89.56'	105.00'	86.83'	S18°04'24"W	48°52'14"
82.38'	115.00'	80.63'	S83°01'56"W	41°02'42"
47.21'	285.00'	47.15'	S88°18'00"W	9°29'25"
80.92'	285.00'	60.80'	N80°49'54"W	12°14'48"
158.86'	82.00'	135.21'	S20°19'08"E	111°04'12"
92.54'	588.93'	92.45'	S41°50'55"W	9°00'12"
265.23'	714.11'	263.71'	S61°43'43"W	21°18'50"
243.83'	1619.45'	243.60'	S76°25'49"W	8°37'35"
76.60'	1618.82'	76.59'	S82°06'02"W	2°42'40"
137.77'	623.18'	137.49'	N75°13'38"W	12°40'00"
29.37'	713.18'	29.37'	N80°34'55"W	2°21'34"
130.80'	713.18'	130.62'	N74°08'52"W	10°30'30"
36.76'	486.44'	36.75'	S2°10'17"E	4°19'46"
35.97'	487.57'	35.96'	S6°26'58"E	4°13'36"
36.63'	487.56'	36.62'	S6°24'37"E	4°18'17"
36.63'	486.44'	36.62'	S2°06'02"E	4°18'33"
36.82'	666742.03'	36.82'	S0°03'16"W	0°00'11"
134.52'	544.00'	134.18'	S70°1'38"E	14°10'05"
162.19'	656.00'	161.77'	N70°1'43"W	14°09'56"
52.96'	487.00'	52.94'	N3°10'12"E	6°13'52"
88.55'	482.00'	88.43'	N1°01'20"E	10°31'36"
L7	15.87'	N59°26'46"W		
L8	86.87'	S87°08'40"W		
L9	15.13'	S42°30'35"W		
L10	9.40'	N37°10'34"E		
L11	72.11'	S17°13'22"W		
L12	9.31'	N33°16'57"E		
L13	15.52'	S74°36'08"E		
L14	22.72'	S72°04'43"W		
L15	105.85'	S72°07'28"W		
L16	33.75'	N0°03'16"E		



PLANNING AND COUNCIL MEETINGS (CON'T)

Man Caves



Map is approximate

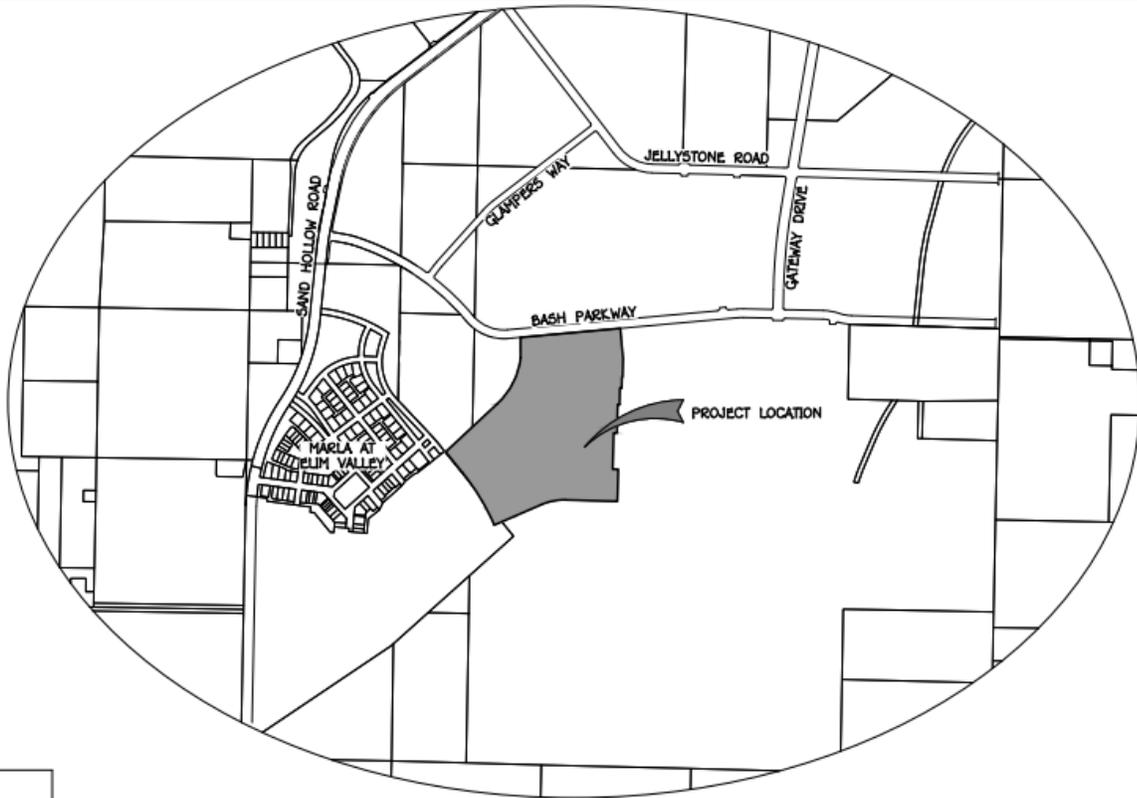
PLANNING AND COUNCIL MEETINGS (CON'T)

Man Caves



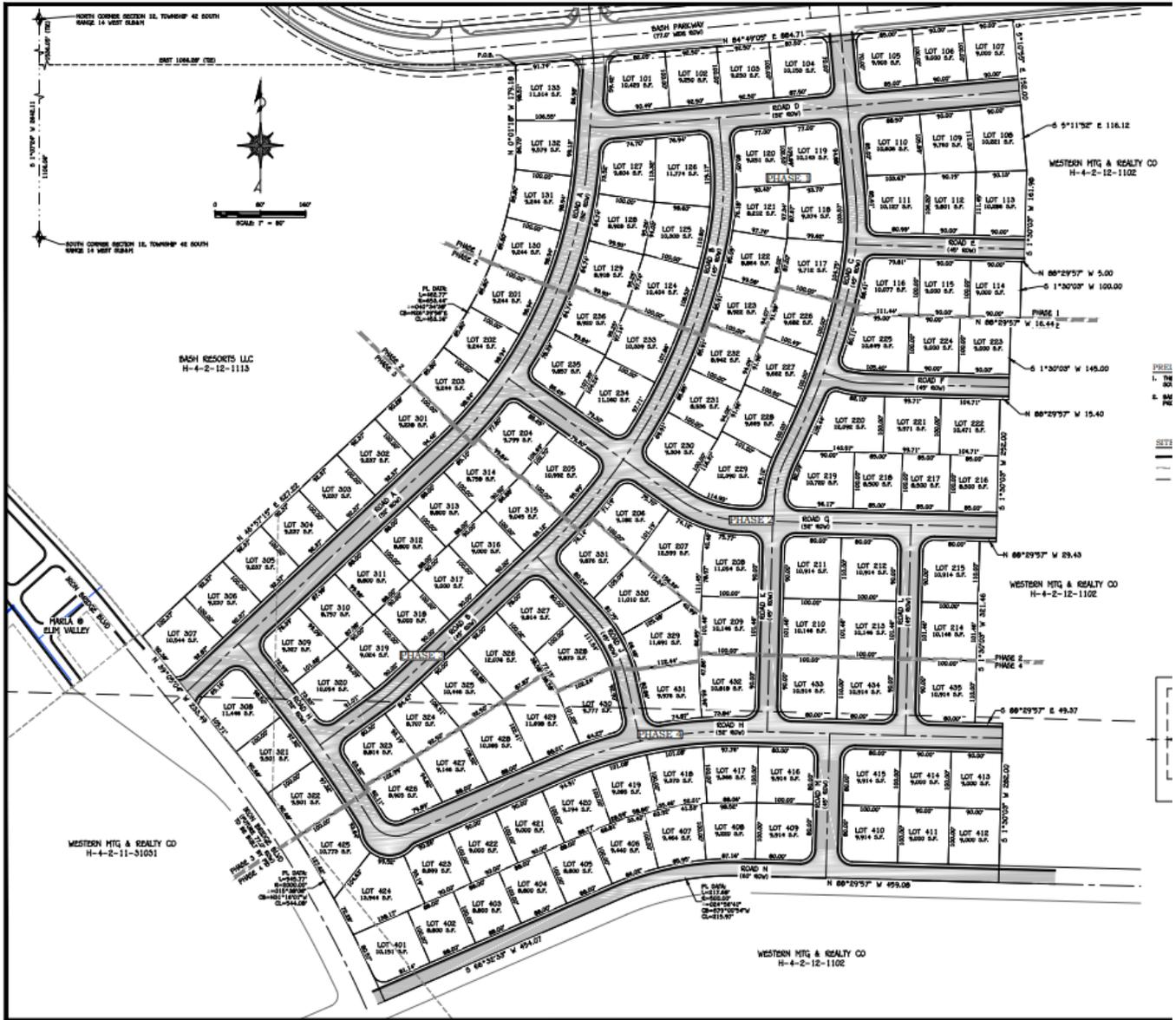
PLANNING AND COUNCIL MEETINGS (CON'T)

Elim Valley Estates



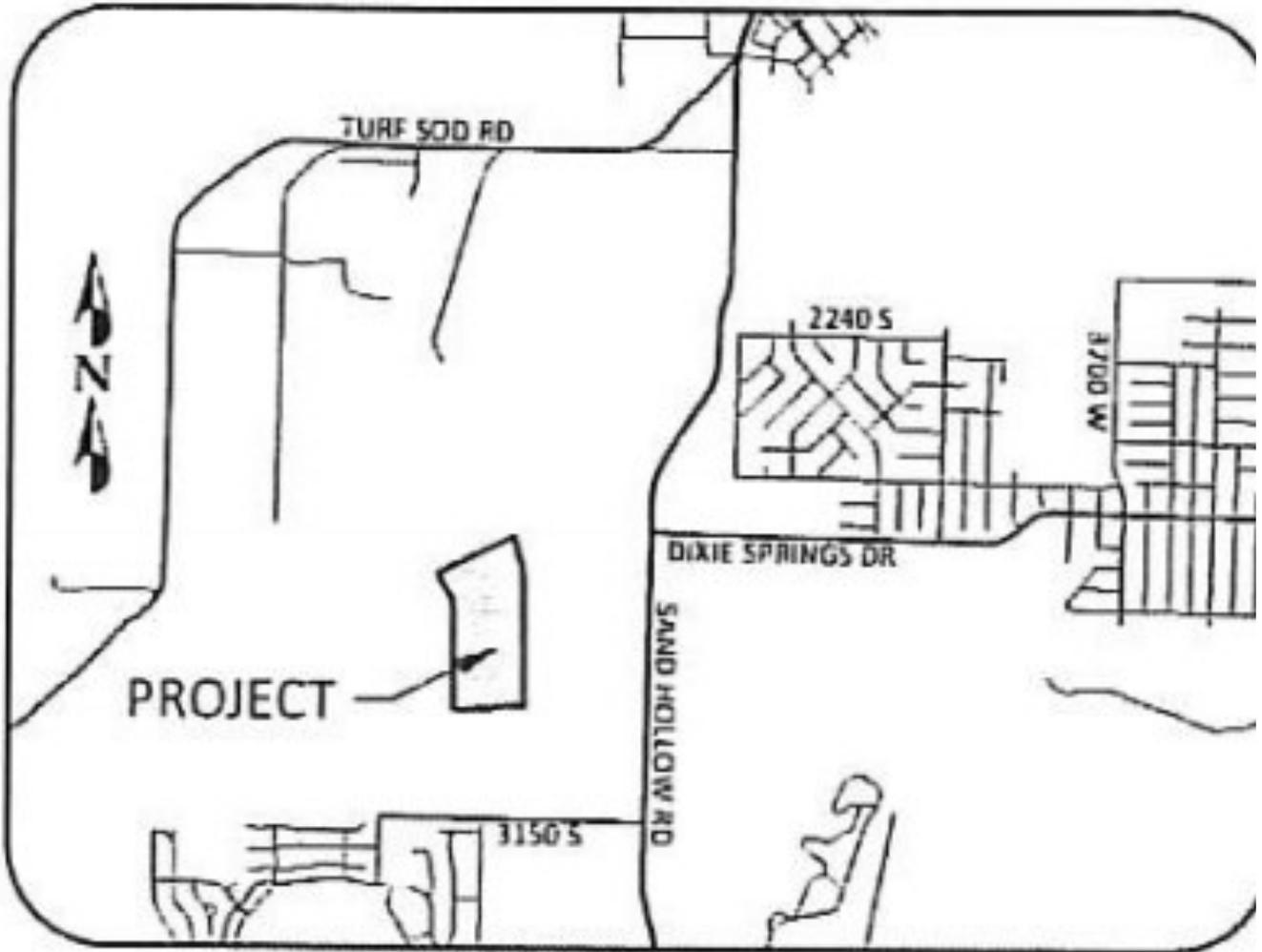
PLANNING AND COUNCIL MEETINGS (CON'T)

Elim Valley Estates



PLANNING AND COUNCIL MEETINGS (CON'T)

Desert Sands



VICINITY MAP
SCALE: 1" = 3000 FEET

CALENDAR

Museum of Marine Corps Art Exhibit

12 Feb to 30 Apr 2022

The St. George Art Museum is pleased to announce the opening of a temporary exhibit on loan from the National Museum of the Marine Corps. Sponsored by the Marine Corps Heritage Foundation (MCHF), the traveling art exhibition “Honor, Courage, Commitment: Marine Corps Art, 1975-2018”. The show includes 36 works by 15 combat artists, portraying Marine Corps service from the mid-1970s through the wars in Iraq and Afghanistan.

St George Market

5 Mar 2022, 10 am to 6 pm

Where: Town Square Park

Artisans, fashion, decor, and much much more! An extraordinary shopping experience you won't want to miss.

Take home unique and one-of-a-kind items from art to fashion to decor and much, much more. Find pottery, t-shirts, stickers, hats, pins, patches, prints and heritage crafts.

Tri-State ATV Jamboree

16—19 Mar 2022

<https://www.thetristateatvclub.com/jamboree-info>

Shake off those winter blues and spend 3 fun-filled days riding through some of the most scenic areas in all of the Western United States.

You will see some gorgeous rock formations and colors, cool mountain forests, and the pink sands of Sand Mountain.

There are also lots of Petroglyphs, ruins and many

other historical sites.

Foodie Field Trip and Walking Tour

18 Mar, 22 Mar, 25 Mar, 29 Mar, 31 Mar 2022

Enjoy some of Utah's iconic foods on a walking tour through St. George's Historic District.

All-inclusive tickets for the St. George walking food tour are \$54 plus tax.

Tours are by reservation only. To reserve your place, please email foodiefieldtripsutah@gmail.com or call or text 330-206-9681 or 330-206-5623.

On the day of the walking tour, meet your guides in front of the Pioneer Courthouse at 97 East St. George Blvd. for check-in.

2022 Hurricane Mountain Bike Festival

25– 27 Mar 2022

Riding bikes and having fun is what this festival is all about. There will be TONS of riding, Shuttles, delicious meals, a craft beer garden, fun (and slightly competitive) bike games like the log pull contest, food trucks, lots of rad prizes and a chance to ride some of the industry's best demo bikes.

<http://www.hurricanemtbfestival.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 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.

Community Orchestras

Want to learn to play a stringed instrument or get back into playing after maybe really long absence? Join the Desert Strings Community Orchestra. You will get instruction and play with a bunch of great folks.

www.desertstrings.org

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	189	84%
B	231	198	86%
C	274	239	87%
D	204	172	84%
E	259	207	80%
F	111	92	83%
G	86	72	84%
Total	1390	1169	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