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May 2017

# Dixie Springs Community Newsletter

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

## DIXIE SPRINGS FLING AND GARAGE SALE

The first annual Dixie Springs Fling was great! There was lots of great food, vendors, door prizes and games for the kids. Below is a picture of the rock with the names of the people that made our wonderful park possible—it is finally set up! Our community

garage sale also went very well. It seemed like there was a constant stream of shoppers, especially in the mornings. Lots of items were purchased! Thanks to all the great folks in our community that made both events a success.



## **COPPER ROCK AND SKI LAKE SUBDIVISIONS NEAR DIXIE SPRINGS**

Copper Rock is a 900 acre subdivision is next to the Cliff Dwellers and Sky Ranch Subdivision off of 700 S south of Hurricane. The subdivision was denied by Washington County so they want to be annexed into Hurricane. See this article:

<https://www.stgeorgeutah.com/news/archive/2017/02/13/jla-golf-course-development-shut-down-by-county/#.WOqAnSL2aIs>

If Hurricane annexed the subdivision, the sewer for the subdivision would come from the Dixie Springs area. Here is a second article about the subdivision:

<https://www.stgeorgeutah.com/news/archive/2017/03/26/raw-copper-rock-hopes-for-annexation-to-hurricane-to-avoid-fight-with-county/#.WOqCUyL2aIs>

Hurricane Boundary Commission heard protects from neighbors and cleared the way for the developer to talk to the Hurricane City Council on 20 April:

<http://www.stgeorgeutah.com/news/archive/2017/04/08/raw-copper-rock-annexation-moves-forward-after-boundary-commission-hearing/#.WOqAliL2aIs>

### **COPPER ROCK DEVELOPMENT—CITY COUNCIL**

The Hurricane Planning Commission discussed the Copper development at the 22 Mar 2017 meeting:

Consideration possible recommendation to the City Council on a zoning map change request from RA-I Residential Agricultural I acre, to PDO/R-I-10, Planned Development Overlay/ Single Family Residential for 240 acres located south of 3000 South and east of Sand Hollow Road immediately west of the proposed Copper Rock annexation area - Toquerville Enterprises applicants; Brant Tuttle agent

This was the development mentioned in another newsletter. The zoning change was denied. The reason it was denied was given as follows:

The Hurricane Planning Commission discussed the Ski Lake subdivision at the 3/22/2017 meeting. See this page for the details:

<http://cityofhurricane.com/uploads/fb/planningcom/17-03-22-PCM.pdf>

This was the application:

Consideration and possible recommendation to the City Council on a zoning map change request from RA-I, Residential Agriculture, to PDO/RA-I, Planned Development Overlay, for approximately 84 acres located south of 1500 South at 920 West with 24 parcel numbers for the purpose of building a ski lake subdivision with 56 single family lots and 3 lakes – Brittany Christensen, applicant.

After much discussion, the application was denied for many reasons. There were a lot of issues with the soil and with the lakes they plan to build. They went in front of the Hurricane City Council on 20 April and it will be voted on by the council during the 4 May meeting. The notes from the 20 April meeting have not been posted so the results of that meeting are not known yet.

Mr. Ballard stated the roads that are there are already a problem and this would only add to it. He stated there are too many problems with the following: staff concerns about not having adequate fire protection, the road conditions, they won't offer a development agreement and some of the same individuals that have been involved in other failed projects are involved with this project. Paul Farthing stated the impact fees for each home wouldn't cover the cost for a new station let alone the cost of workers or equipment. Yovonda Hall stated she thinks it is a huge leap in density. She stated the City can't earmark money from the State until the State delegates it. She feels it is too premature. Mr. Ballard stated he was hearing tonight that they wanted to change everything but not stand behind it.

## DIXIE SPRINGS AND AREA ACTIVITIES

### Skeet Shooting

Every Wednesday at 9 am, meet at the Purgatory Clay Sports range for fun shooting skeet.

### Hurricane Community Choir

The choir rehearses each Wednesday evenings at 7 pm starting on 1 Feb 2017. Contact [webmaster@dixiesprings.info](mailto:webmaster@dixiesprings.info) for more information.

### Pickle Ball

A number of residents go every Tuesday and Thursday at 3 pm to play Pickleball at the courts by the High School. Contact Deanna Sudweeks at 602-768-2603.

### Ladies Luncheon

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

### Motorcycle Trail Bike Riders

We have started a small group of trail bike riders that go on short trips around the area. Please see this web site for more information: [trail90utah.com](http://trail90utah.com).

### ATV

Contact Debbie at [dhohens@sbcglobal.net](mailto:dhohens@sbcglobal.net) if you would like to join the community ATV rides.

### Weaving

Calling all weavers, spinners and "want to be" weavers and spinners! For info, see the web page at <http://www.dixiesprings.info/weavers>

### Motorized RVs

If you have a motorized RV, join the Red Rock Rovers! They are a great group that plans great trips 4 times per year. For more info, go to <http://www.redrockers.org/>.

### Cannery Trip

The first Wednesday of each month, a group goes to the cannery in St George. You can purchase freeze dried canned foods with long shelf lives. Meet at 9:30 am in front of the mailboxes on the corner of Wilson and Dixie Springs Drive to carpool.

### Tai Chi in the Dixie Springs Park

Tai Chi classes will be held every Tuesday starting 16 August at 10 am in the Dixie Springs Park.

### Woodworkers

Looking for other hobby woodworkers to meet and share ideas, projects & skills. I did belong to the Woodworking Guild in Salt Lake before moving to Hurricane. Contact Jeff Blonder at 801-205-5605

### Orchestra

All levels of stringed instrument players are invited to join the Square Pegs. See <http://dixiesprings.info/SquarePegs.htm> for information.

**NOTE:** Dixie Springs has one half the lots either built on or with permits for homes. Most people who moved here a few years ago thought it would take us a long time to get to this point. Dixie Springs is growing fast!

## DIXIE SPRINGS STATISTICS

Section	# Lots	# w/houses	Percent
A	225	156	69%
B	231	155	67%
C	274	106	39%
D	204	100	49%
E	259	96	37%
F	111	26	23%
G	86	52	60%
Total	1390	683	50%

## SECTION CAPTAINS

I have the need for Section Captains. These people would contact new people, welcome them to the community and ask if they would give their email for the newsletter. It would be really great if there was more than one person for each section. This is a great chance for you to meet your new neighbors. It also ensures that everyone feels welcome to our community.

## DIXIE SPRINGS COMMUNITY FUND

I have established a Dixie Springs Community Fund. The fund would be used for the following:

- Fight threats to our residential community by establishing a relationship with a lawyer who can provide council and other representation
- Fund the Dixie Springs Community Web Site
- Fund the email messages (free now but there is a cost once we get to a certain size).

No funds would be used without approval of a committee of community members.

The fund will **not** be used to enforce CC&RS.

The money for the fund would come from voluntary donations. We recommend \$100 per year per home,

## BURNING SEASON

Spring Burn season is March 1 through May 30th and Fall Burn season is September 15 through November 15 2017.

See: <http://washingtoncity.org/burn/permits.php>

## CORRECTION

The last newsletter stated that the water rates were eventually going to be \$3 per gallon. Thank goodness that is not correct. The rates are going to \$3 per

For those that do not know, Dixie Springs is platted into lettered sections. We have sections A through G. **I REALLY need one or two section captains for section C.**

To see the sections, see the following web page:

<http://www.dixiesprings.info/information.htm>

If you would like to help, contact Nancy at [webmaster@dixiesprings.info](mailto:webmaster@dixiesprings.info)

but any amount is welcome. Any use of the money will be reported in the newsletter. We need to start building the fund now. If we are forced into a lawsuit, the cost could well be over \$20K.

To contribute to the fund, put your donation into the following account at the Mountain America Credit Union: 9992856. Put your name and lot number or address as a memo on the deposit so I can credit you with the donation.

You could set up a \$10 a month automatic deposit into the account, if that would be easier.

Please help your community. You may not be impacted by some of the threats now, but you may be in the future and will be glad of the support of your neighbors and the fund. Let's all work together!

If you have an empty lot next to you that is not being cleaned, pitch in and "adopt a lot" by cleaning up some of the lot. This will reduce the tumbleweeds flying around the neighborhood.

**thousand gallons.** Thanks to those of you who caught the error.



## CALENDAR

Block Parties, Saturday, 6 May 2017.

<https://visit.dixie.edu/calendars-events/>

Free Concert Honoring Armed Forces Day. Saturday, 20 May 2017 at 7 pm at the Hurricane Fine Arts Center, 93 S 100 W. You will hear a wonderful variety of patriotic and folk music.

They have lots of great concerts, plays, orchestra performances, etc.

For events in St George, see:

<https://www.visitstgeorge.com/calendar>

Fall Fun Run & Pancake Breakfast, Saturday, September 23rd

For Events in Hurricane, see:

Dixie State University Events can be seen at:

<http://www.hurricanerecreation.com/>

## 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.

