

**In this issue:**

Dixie Springs Park Update	1
History of Dixie Springs	1-2
Parking and RV Ordinances	3
Planning and Zoning	4-5
Calendar	6
Activities/Lot Count	7
Section Captains/Community Fund	8
Recommended Vendors/Livestock Reminder	8
Sand Hollow Events	9

**September 2019**

# *Dixie Springs Community Newsletter*

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

## **DIXIE SPRINGS PARK UPDATE STATUS**

The City is having a hard time getting bids from contractors because they are so busy building houses. They are hoping to get the fence for the dog park installed in Oct/Nov. The engineering for the pickle ball courts is complete so they can go out for bids. The splash pad will take the

longest because they need to work with the Water Conservancy. They are hoping to get that done before next summer.

I know this is taking longer than anyone anticipated, but the City is moving forward as fast as they can.

## **HISTORY OF DIXIE SPRINGS**

A resident of Dixie Springs, Jerry Roam, was sent an image of an ad from 1967 in Las Vegas that advertised lots for sale in Dixie Springs. The image of the ad is on the next page of the newsletter.

In 1967, a developer, Great Western Horizons, purchased old farm land and recorded a subdivision. The developer bulldozed sand roads in the entire Dixie Springs area and started selling lots of 2-1/2 acres in size. The developer had an A-Frame building in the entrance near the pecan farm and sold lots for about 5 years. The

developer was selling raw land – the closest utilities were on Sand Hollow Road. Many of these lots were sold, mainly to people from out of state and many from California. At that time, there were plans to put a dam on the Virgin River which would have made this lakeside property. When the plans for the dam fell through, the value of the property dropped dramatically. The wind blew sand over the roads in a few years and the A-frame and the developer went away. Since there were no utilities, no structures were built.

I am working to get the next part of the story.



# DIXIE SPRINGS UTAH

## THE LOCATION

DIXIE SPRINGS is located just 30 miles from Zion National Park, just 112 miles from Bryce Canyon . . . and just a heartthrob away from fishing, boating, sunbathing, water skiing golfing, or mountain climbing. Located on State Highway 17, gateway to Zion National Park, and just a mile and a half from the freeway to Salt Lake City. The airport in St. George is just 11 miles west.

## THE CLIMATE

DIXIE SPRINGS offers the most glorious climate in the southwestern United States. Much like southern California, the sun shines approximately 300 days a year and the winters are short and mild. Here the air is clean and the humidity is low . . . and the growing season lasts from early April to late October. It is the reason early settlers called this part of Utah, "Dixie"!

## THE NAME

Here a new name is being born and christened DIXIE SPRINGS . . . which identifies its location in "Dixie" and qualifies its bountiful supply of water in the term, "Springs." Our geologist feels DIXIE SPRINGS could well be situated on top of an underground lake. Yes, there is an abundance of water!

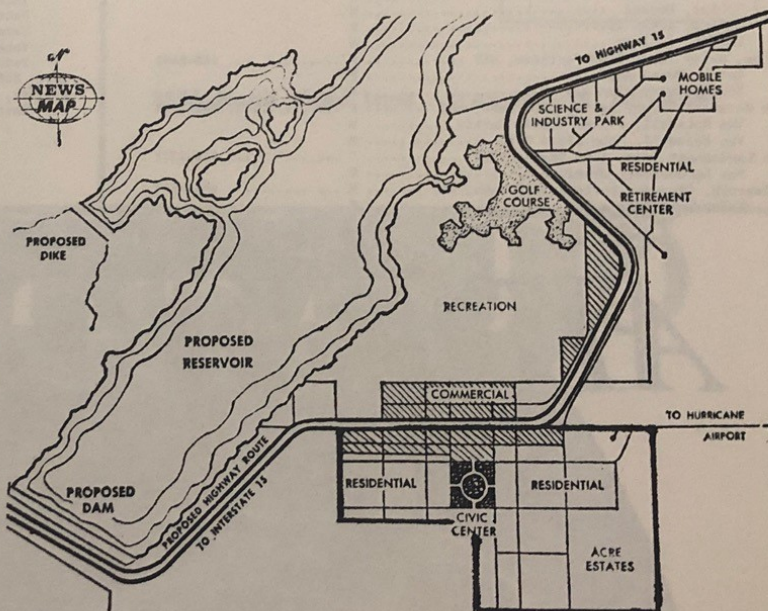
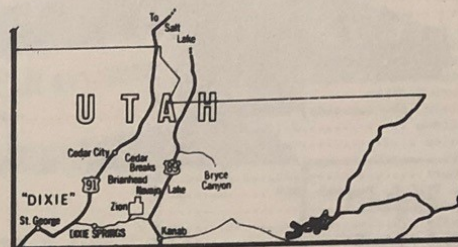
## THE WATER

Our geologist states there is enough water from wells alone to sustain a city of 25,000 people . . . about double the population we anticipate in the next 10 years. Aside from the supply of water available from wells, DIXIE SPRINGS is located just adjacent to the Virgin River and right next door to the proposed site of the Federal Dam and Reservoir which will provide industrial and municipal water. In fact, this Federal "Dixie Project" is so close we will be required to allocate, for federal use, 1,000 acres for its 6,000-acre surface lake which will furnish water for irrigation in our valley. It's all part of a 60 million reclamation project that will make land values soar in DIXIE SPRINGS!

## THE INVESTMENT

In a growing state where only 21% of the land is available for private ownership, the opportunities for a well-balanced investment are rare. In DIXIE SPRINGS a parcel of 2½ acres costs \$2,500.00 and up. This can be paid for as little as \$25 a month after a small down payment . . . and can be financed over a 3, 5, 7 or 10 year plan. Each parcel may be divided into 8 lots, the combined value of which will be many times your current investment. The limited number of parcels within this prime location limits the time for consideration. We urge you to thoroughly investigate this opportunity NOW.

"IN THE HEART OF  
UTAH'S DIXIE"



IN LAS VEGAS CONTACT GEO. T. BLAIR  
PUBLIC RELATIONS ADVISOR  
FOR DIXIE SPRINGS.

CALL 382-5314 - OFFICE 385-4241

OFFERED BY:  
GREAT WESTERN HORIZONS INC.  
P. O. BOX 513, ST. GEORGE, UTAH

## **PARKING AND RV ORDINANCES**

There have been questions about living in RVs, and parking vehicles on the street. Both of these are regulated by Hurricane City Ordinances.

Therefore, if someone is violating those ordinances, you need to call the Hurricane City Police dispatch at 435-627-4999.

### Living in an RV on a Residential Lot

#### **10-43-2**

No manufactured/mobile home or recreational vehicle shall be used or occupied except within an approved manufactured/mobile home park or subdivision, or recreational vehicle park, or as specifically provided by a provision of this chapter or this title. Such requirements shall not be construed to prohibit or limit other applicable provisions of this title, this code, or other laws.

C. Location Of An Occupied Recreational Vehicle: No occupied recreational vehicle shall be located anywhere within the city except as follows: 1. Within a: a. Recreational vehicle park; b. Manufactured/mobile home park, subject to the requirements of subsection 10-43-6A2b of this chapter; or c. Designated camping area; and 2. As a dwelling for members of an immediate family (parents, children, brothers, or sisters), subject to the requirements of section 10-43-4 of this chapter. 3. This section shall not be construed to prohibit the occupation of a recreational vehicle by visitors to occupants of a single-family residential lot improved with one single-family residence for a time not exceeding two (2) weeks (14 days) in any ninety (90) day period.

### Parking a Motorized Vehicle in the Street

#### **6-1-3C**

C. No Parking: It shall be an infraction to park or leave standing at any time a vehicle, as defined in the traffic code, as adopted by this city,

except when necessary to avoid interference with other traffic or in compliance with the directions of a police officer or traffic control device.

Strictly speaking, no vehicle can be left on the street for any period of time. The Hurricane police rely on the Utah State ordinance, which states that any vehicle left on the street for 48 hours is considered abandoned and must be moved.

### Vehicles Left On Streets

Title 6, Chapter 1, 6-1-6.

A. It shall be a violation of this chapter to leave any nonmotorized vehicle, recreational vehicle, off highway vehicle, farm equipment, unmounted or unattached camper, boat, utility trailer, camper trailer, or any other type of trailer or any inoperable vehicle parked, placed, stored, abandoned, or otherwise left on any public street, alley, sidewalk, park strip, or right of way at any time.

The details for these ordinances, and others that concern people in Dixie Springs, are on the Ordinances page of the web site:

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



## CITY OF HURRICANE PLANNING AND ZONING

### **2019-CUP-04 Consideration and possible approval of a conditional use permit for an accessory garage/casita taller than 16' at 2889 S. 3250 West**

Rick Jorgensen applicant  
Rick Jorgensen was present to represent the application. Mark Sampson pointed out the application meets all the standards so why does it have to come here. Ms. Foran explained she doesn't want to be the bad guy when the neighbors complain but if the application meets all the standards the Commissioners have to approve it. Mr. Jorgensen stated the Dixie Springs ACC has approved the plans already. He stated his concern is his space is tight and the south property line is a pie shape. He explained from the back to front it is about fifteen feet wider. He is hoping to stick to the three feet setback in the back corner and then as it comes to the front it will be ten feet away from the property line. He mentioned the natural grade also slopes back so it will appear shorter. Ralph Ballard explained water drainage is one of the reasons the ordinance was changed. Mr. Jorgensen stated it is private land behind him that would be difficult to develop so he doesn't feel like there would be an impact to the neighbors. Ms. Foran explained the application has to meet all the conditions or it can't be approved. Mr. Jorgensen asked what he can do to get a variance. Ms. Foran explained the Appeals Board can't grant a variance when a hardship is self-imposed. Mr. Jorgensen commented he knows it is only two feet but it makes it too tight to access that detached garage. Mr. Sampson asked if he could turn it more and line it up with the property line. Mr. Jorgensen stated he tried but it didn't help. Commissioners

and applicant agreed to approve the application as presented and then if he wants to go to the Appeals Board later he can. Chairman Cloud asked what way the patio of the detached garage faces. Mr. Jorgensen explained his back yard. He explained the other side is the garage so they couldn't look down into the neighbor's yard. Mark Sampson motioned to approve application 2019-CUP-04 as contained in the application. Dayton Hall seconded the motion. The vote was as follows; Shelley Goodfellow-Aye, Michelle Cloud-Aye, Ralph Ballard-Aye, Mark Sampson-Aye, and Dayton Hall-aye. Motion carried.

**2019-CUP-06 Consideration and possible approval of a conditional use permit for a 23'4" tall garage located 2674 S. 4390 West** – Brion and Donna Egan applicants, American Heritage Homes agents  
Klen Brooks was present to represent the application. He explained their client had three lots and they did a lot line adjustment to create two lots. Their house and existing RV garage are on one lot. The owner wants to add another RV garage and it will be on the new larger lot. It will be the same height as the house and there will be a breezeway between the two garages. He stated all three structures will cover seven thousand square feet of the lot. Mark Sampson clarified it is the same owner for both lots. He asked if that calculation was based on both lots. Mr. Brooks stated yes. Mark Sampson motioned to approve application 2019-CUP-06 based on the staff findings; 1. The height of the building will be less than 1 ½ times more than the average height of the existing adjacent buildings. 2. The proposed building is more than 5' from the rear and side property lines and will match the architecture of

## **CITY OF HURRICANE PLANNING AND ZONING (CON'T)**

the existing homes and proposed homes. 3. The proposed building and the house together will leave for more than 50% of this property free of buildings. Ralph Ballard seconded the motion. The vote was as follows; Michelle CloudAye, Dayton Hall-Aye, Mark Sampson-Aye, Rebecca Bronemann-Aye, Ralph Ballard-Aye, and Shelley

Goodfellow-Aye. Motion carried.

Agenda for 31 July (no minutes yet):

Consideration and possible approval of a conditional use permit for a 1762 sq. ft. 25.20' high detached garage located at 3511 W 2490 South-Theodore & Brandy Petersen applicant.

## **LAKE POWELL PIPELINE ARTICLE**

This is a link to a recent article in the Spectrum about the Lake Powell Pipeline:

<https://www.thespectrum.com/story/news/2019/08/21/lake-powell-pipeline-audit-finds-st-george-area-could-repay-costs/2075111001/>

An audit was done that says that the Washington County Water Conservancy District could be able to repay the costs of the pipeline with their planned rate increases and impact fees. The article talks about what fees would be raised in order to pay for the project.

## **UTAH STATE TAX RESTRUCTURING TALKS CONTINUE**

The task force to look at the way the Utah State Tax are structured are discussing changes to the tax code. The August 2019 newsletter had a detailed article about this.

Members of the Utah State Legislature's Tax Restructuring and Equalization Task Force gathered to discuss possible changes to the tax code.

Some believe it needs to be reformed to balance the state's revenue sources. "The state of Utah does not have a revenue problem, it has a distribution problem,"

One of the proposed changes involves raising the tax on food. Rep. Gibson says that could increase the state's revenue between \$225 million and \$250 million per year. "Food is pretty consistent," Gibson said. "A lot of people eat."

When asked if the food tax would hurt people on low or fixed incomes, Gibson mentioned a possible credit to offset some of the burden.

"There are several states that do tax — Oklahoma, Hawaii, Idaho. Idaho is the most closest to us. They give \$100 per person. So a household of five would get \$500," Gibson said.

Other lawmakers argue too much emphasis is being placed on increases, as tax cuts are also on the table.

Gibson says there isn't a timetable for tax changes to be brought to a vote. For now, the discussion is only getting started and there is time for a civil debate.

"I want some more discussion. Let's get some more back and forth. I'll encourage our members to make sure, if you disagree with us, let us know.

## CALENDAR

### DOCUTAH

<https://docutah.com/>

2—7 Sep 2019

DOCUTAH International Documentary Film Festival celebrates the art of documentary filmmaking. Every year more than 65 films produced locally, state-wide, nationally and abroad tell stories that educate, uplift and inspire.

#### Concert in the Park

Vernon Worthen Park, 7:30 pm to 8:30 pm

9 Sep, High Rocktane, Cover Band

Bring blankets, lawn chairs, food and family.

#### Southern Heritage Choir Fall Concert

Friday 20 Sep. 7:30 pm. Cox performing arts center. "To Italy With Love".

#### Santa Clara Swiss Days

26—28 Sep 2019.

Swiss Days includes our famous 5k run/walk and pancake breakfast, followed by the always popular Swiss Days Parade heading east on Santa Clara Drive from the Jacob Hamblin home to the City Hall. The three day festival at Town Hall will also include food and merchandise vendors, continuous entertainment including a free Friday night concert, town and family heritage displays, pioneer craft demonstrations (at Heritage Square), children's activities, and more.

**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/>

## THE GRILLE AT SAND HOLLOW DELIVERS TO DIXIE SPRINGS

The Grille at Sand Hollow Resort delivers to Dixie Springs on Friday and Saturday. The menu can be viewed at <https://sandhollowresorts.com/wp-content/uploads/2019/07/GrilleFullMenu.pdf>

## ACC MEMBER NEEDED

One of the members of the Architectural Control Committee (ACC) will be moving from Dixie Springs and a replacement is needed.

The primary purpose of the ACC is to approve all home plans and all changes to the outside of existing homes to ensure they comply with the CC&Rs and building standards.

If you would like to help your community, or would like more information about being on the ACC, send an email to [webmaster@dixiesprings.info](mailto:webmaster@dixiesprings.info) and someone will contact you.

This is a great opportunity to get more involved in the Dixie Springs community.

## 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 evening at 7 pm starting again on 4 Sep 2019. Contact [webmaster@dixiesprings.info](mailto:webmaster@dixiesprings.info) for more information.

### Pickle Ball

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

### Ladies Luncheon

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

### ATV

If there is someone that can help manage the ATV group, contact Nancy at [webmaster@dixiesprings.info](mailto:webmaster@dixiesprings.info). The group has gotten so large there is a need for people to help manage the group.

### 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! They are a great group that plans amazing trips 4 times per year. All types of RVs are welcome—trailers, fifth wheels, and motorized RVs For more info, go to <http://www.redrockers.org/>.

### 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 Desert Strings Community Orchestra. We meet on Thursday night from 6:30 to 8:30. See <http://www.desertstrings.org> for information.

### Learn a Stringed Instrument

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

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

### Bicyclists

For any Dixie bicyclists that are up for 20 to 50 mile road rides from the Springs, text or email me, I am riding all the time. Also like getting on the dirt and gravel for those fat cats, although my mountain bike is a bit old school. Patrick McEwen, [Jopj888@msn.com](mailto:Jopj888@msn.com), 801-455-2988

## DIXIE SPRINGS STATISTICS

Section	# Lots	# w/houses	Percent
A	225	177	79%
B	231	183	79%
C	274	190	69%
D	204	141	69%
E	259	168	65%
F	111	59	53%
G	86	60	70%
Total	1390	978	70%

## SECTION CAPTAINS

Section Captains contact new people, welcome them to the community and ask if they would give their email for the newsletter. This is a great chance for you to meet your new neighbors. It also ensures that everyone feels welcome to our community.

Dixie Springs is platted into lettered sections. We have sections A through G.

To see the sections, see the following web page:

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

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

## RECOMMENDED VENDORS

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

## LIVESTOCK, INCLUDING CHICKENS, NOT ALLOWED IN DIXIE SPRINGS

Just a reminder. Here is a quote from the CC&Rs:

Section 4. Household Pets Permitted.

No animals, livestock or poultry of any kind may be raised, bred, or kept on any Lot, except that dogs, cats and other household pets may be kept in homes, upon the owner's Lot, or on a leash while off the owner's Lot.

## DIXIE SPRINGS COMMUNITY FUND

The Dixie Springs Community Fund is used to:

- 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 comes from voluntary donations. We recommend \$100 per year per

home, but any amount is welcome. Any use of the money will be reported in the newsletter.

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.

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!



SAND HOLLOW EVENTS



# OUTDOOR YOGA

AT THE ROCK BOWL  
AT SAND HOLLOW RESORT



CHECK IN 6:30 AM

YOGA: 7-8 AM  
BRING YOGA MATS

**\$20 PER CLASS**

INCLUDES BREAKFAST AND COFFEE  
AT THE GRILLE AFTERWARDS

SIGN UP ON EVENTBRITE