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October 2020

Dixie Springs Community Newsletter

www.dixiesprings.info

PLANNING AND COUNCIL MEETINGS

City Council Meeting—3 Sep 2020

The zoning changes requested at the Planning Commission meeting in August were brought to the City Council. The Board voted to send a recommendation to the City Council to deny the zone change.

This area is north of the east side of Dixie Springs across from the Pecan Farm. This updated request added planned commercial and general commercial.

Consideration and possible approval on a Zoning Map amendment request on the following parcel #'s: H-3-2-7-4331, H-3-2-7-45031, H-3-2-7-4501, H-3-2-7-4332 located at approx. 1355 South 3325 West from RA-1, residential agriculture 1 acre, and RM-1, multifamily 6 units per acre, to MH/RV, mobile home/RV, PC, planned commercial, and GC, general commercial. Jeremy Johnson Applicant

Karl Rasmussen recommended a development agreement if the site plan is approved. Two weeks is needed to have staff review the site plan and development agreement. The development agreement is going to hold the developer to certain uses and city code and ties him to the site plan so he cannot do anything different. The development agreement wouldn't take effect until the site plan is approved. The County allowed this development before it was annexed into the City. There are currently twenty eight units there. The City has received a petition with two hundred signatures and multiple emails opposing this request. Staff and Planning Commission are also opposed to it. Joseph Prete agrees that the zone change request is not harmonious with the surrounding properties, it is not compatible with the goals and policies of the General Plan, and the public facilities are not adequate to provide service to the parcel. Darin Larson pointed out there has been changes to what was presented to Planning Commission and that is

PLANNING AND COUNCIL MEETINGS

why this needs to be continued. There is already multi-housing approved in the area. Lea Thompson lives across the street. This area was annexed in 1976. She gave a history of the area. There are many more homes out there than there used to be. The Elim Valley proposed parcels are ten to fifteen thousand square feet. She feels it should be the same and no mobile homes. She wants to see a plan before she can agree. She wants something consistent with the surrounding zoning and a benefit to the city. Kevin Tervort feels they need to wait until the general plan is finished. Things could change. Nanette Billings motion to continue this item for two weeks. Seconded by Darin Larson. Motion carried with Nanette Billings, Darin Larson, Joseph Prete, Dave Sanders and Kevin Tervort voting aye.

Discussion regarding a proposal for helicopter tours at The Beach at Sand Hollow-Jonathan Hunt

(These helicopters would be taking off and landing very near Dixie Springs).

Jonathan Hunt thanked Council and emergency teams for their support. Brent Moser explained they are proposing to fly over the sand dunes hugging the southern rim of the lake and going toward the Arizona border and along the west side of the park to land. This is not SUU. They are asking permission and have a flight plan. They will not fly over any residences. It will be completely away from any homes. Mayor Bramall voiced concerns regarding noise for the recreation population out there. The southeast area has potential horse area, and this will affect them. Mr. Moser explained their path is not by that area. Mr.

Hunt stated there are rules for where they can land within a State Park. This isn't a long term idea. They will probably do a one year agreement and see if it works. They will start with two helicopters that are four seaters. They are proposing six minute flights, approximately four flights an hour. Hours of operation would be approximately 10 a.m. until 5 p.m. with a possibility of evening flights.

Mayor Bramall stated there is currently an ordinance that only allows one helicopter business within the City and there is already licensed. Flight patterns have to be approved. Mr. Moser agreed an ordinance would need to be put in place that specifics the flight and pattern, etc. They have received approval from the Washington County Water Conservancy District and Sand Hollow State Park. They would put down a pad or possibly asphalt to help keep sand blowing to a minimum. Nanette Billings commented she likes the idea but she doesn't like this is over the recreation area and doesn't feel that this is a good location. Joseph Prete stated the most he would feel comfortable doing would be a conditional limited use to see how it would be received by the public. Stephen Nelson explains this use fall under the land use code and restrictions. He doesn't think this is allowed without changing the code. Mr. Moser stated they are open to a trial run. The helicopters would be stored onsite tied down. Every one hundred hours they will be serviced back at the hangar. Mayor Bramall has concerns regarding dead air pockets and the risk this area and the heat possess to this type of business. The Council will look at the Land Use Code and see what needs to be done. A demo will done for the Council in a few weeks.

Consideration and possible approval to

PLANNING AND COUNCIL MEETINGS (CON'T)

combine lots E-199 and E-214 in Dixie Springs-Stephen Nelson

Consideration and possible approval to combine lots B-122 and B-123 in Dixie Springs-Stephen Nelson

Both were approved by the City Council.

10 Sep 2020 Planning Commission Meeting

Consideration and possible recommendation to the City Council on a Zoning Map amendment request on 20 acres located at 1468 S 3400 W, Parcel H-4-1-12-12011, From RA-1, residential agriculture 1 unit per acre, to PC, planned commercial. Peach Pit LLC Applicant.

This is the land just north of the Pecan Farm that is just north of the east side of Dixie Springs. See the pictures on pages 6 and 7.

There were no public comments on this zoning change request.

Commission Discussion:

Applicant talked. There will be an R1-8 section as a buffer between the commercial and the properties near it. The owner of the land North is OK with the change. The Pecan Farm wants to create an agricultural protection zone. This 20 acres is not part of Elim Valley. The zoning around the parcel is R1-10. The developer would be OK with R1-10 to match the surrounding property. Why is the OK when the change to commercial across the street is not? Would the agricultural work being done near this property cause problems with the homes? Anyone purchasing there is supposed to be informed about the agricultural activity in the area.

The staff findings are that it is not compatible with the surrounding area. The staff treated this like the Paradise Ranch. This is a smaller area.

There is no commercial or multi-family around this property. This property have the same facility and utility issues as Paradise Ranch.

Developer: It will establish corridors to the property to the North. It will tie into the road that ties into Dixie Springs for the pipeline. It will establish the corridors that the utilities will follow. Elim Valley will be taking off when the court decision is finalized. The decision should be finalized in the new few weeks. The developers are ready to go once that happens. They want commercial on the road to Dixie Springs.

Council—not consistent with what approved for Elim Valley. Looks like there will be commercial and multi-family on Flora Tech Road. Want it subject to a development agreement and change to R1-10.

Problem is that Flora Tech is not technically a designated road. The City has not approved it because a round about will go in and the road will be moved to the Master Plan Road corridor.

Surprised that there is not a room of Dixie Springs people at the meeting. Bothers her that a piece in the middle wants to be changed.

There is a lot of growth in the area.

Flora Tech will have a new route within the next year. See page 8 for the 2019 Master Plan. It shows the planned roads.

Made a motion to approve but require a development agreement and change in the zoning to R1-10. Also need to take into consideration the agriculture protection zone. Approved with a 3 to 2

PLANNING AND COUNCIL MEETINGS (CON'T)

vote.

(Editor's note: I find is very hypocritical and unprofessional that that Planning Commission denies one zoning change and then approves another one that is virtually identical.)

City Council Meeting—17 Sep 2020

Hurricane is on track to see 11 percent growth this year. If they keep seeing the level of permits they have been seeing to date, they will exceed the highest number they have ever seen in one year.

They talked about the Lake Powell pipeline. With the growth that is happening, the pipeline is necessary by 2026. The water belongs to us and we should use it and not send it to other states. Without the water, growth will have to stop.

Consideration and possible approval on a Zoning Map Amendment request on 20 acres located at 1468 S 3400 W from RA-1, residential agriculture 1 unit per acre, to PC, planned commercial and RI-8. Peach Pit LLC Applicant.

This is the land just north of the Pecan Farm that is just north of the east side of Dixie Springs. See the pictures on pages 6 and 7.

The Planning Commission gave a positive recommendation (3 to 2) with the following conditions:

1. The development should be approved with a Development agreement and preliminary site plan.
2. That the RI-8 be changed to RI-10.
3. That the development agreement address the

removal of the agricultural protection zone on property.

4. That the development agreement address utilities.
5. The development agreement address density.

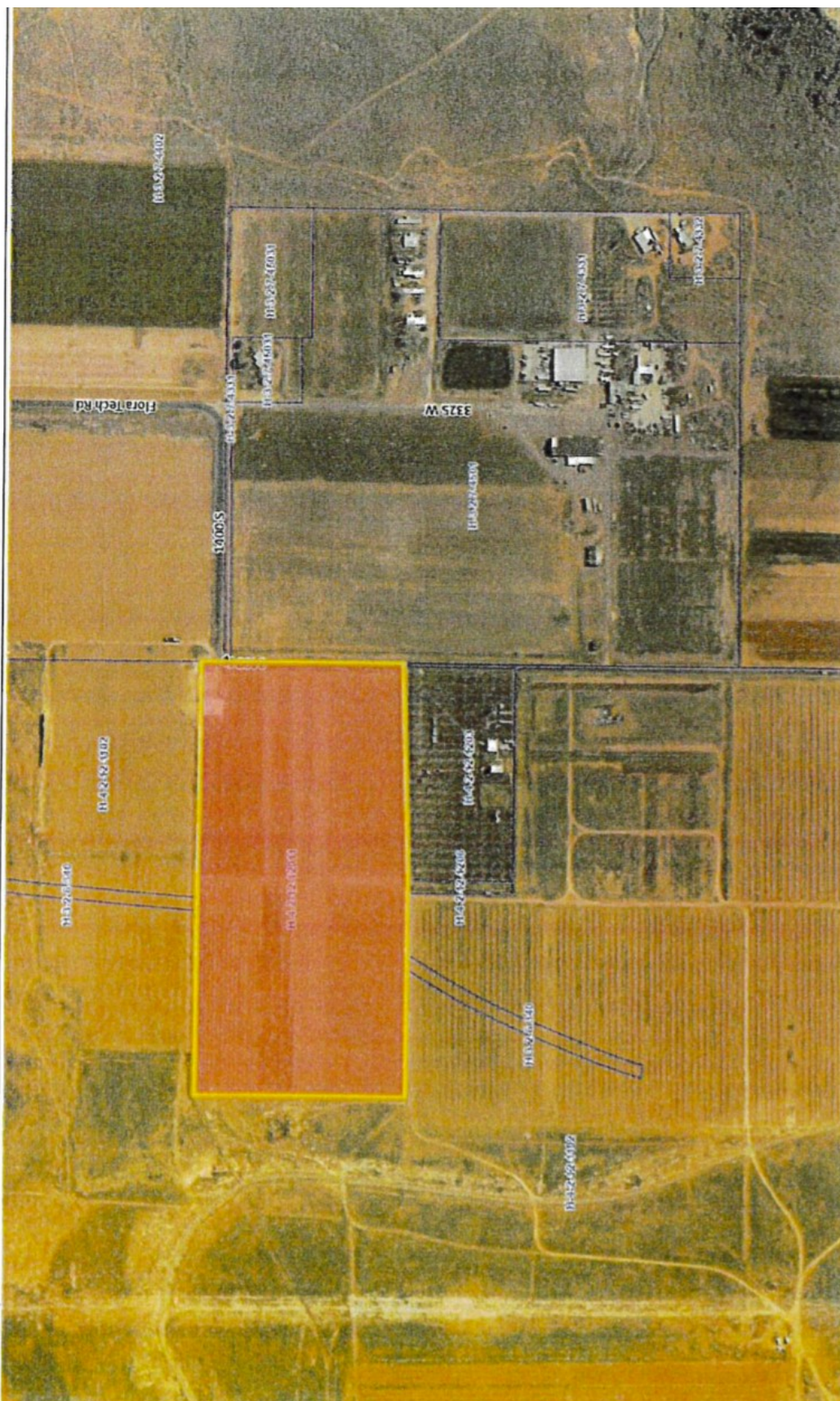
The Staff comments did not recommend approval because it was not compatible with the general plan, it is not in harmony with existing development, public facilities are not adequate and it will have a noticeable increased impact on the area. The Planning Commission went against the staff recommendations.

Peach Pit and Jeremy Johnson asked to moved to another meeting so they were not considered on 17 Sep 2020.

One person spoke against both developments in the public portion of the meeting. She is frustrated that both were delayed. She wants both to be denied. She aid they do not have the finances to improve the road or bring in the necessary utilities.

(Editor note: keep looking at the City Council agendas. The next meeting is on 1 October but the agenda is not posted as of yet. It is obvious that it is important to speak at these meetings or send something before the meeting. Both of these requests would bring lots of traffic and dense developments to the area just north of the east side of Dixie Springs. My assumption is these two zoning change requests will be decided on in the 1 Oct 2020 City Council meeting.)

Peach Pit Zone Change



DISCLAIMER: The information shown on this map was compiled from different GIS sources. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible for any claims, losses or damages resulting from the use of this map.

752.3 0 376.17 752.3 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

MAP OF PROPOSED LAYOUT NORTH OF PECAN FARM



PRELIMINARY SITE PLANNING
FOR DAVE AND DANIELLE STIRLING
PARCEL: H-4-2-12-12011
HURRICANE, UTAH 84737

PRELIMINARY SITE PLANNING

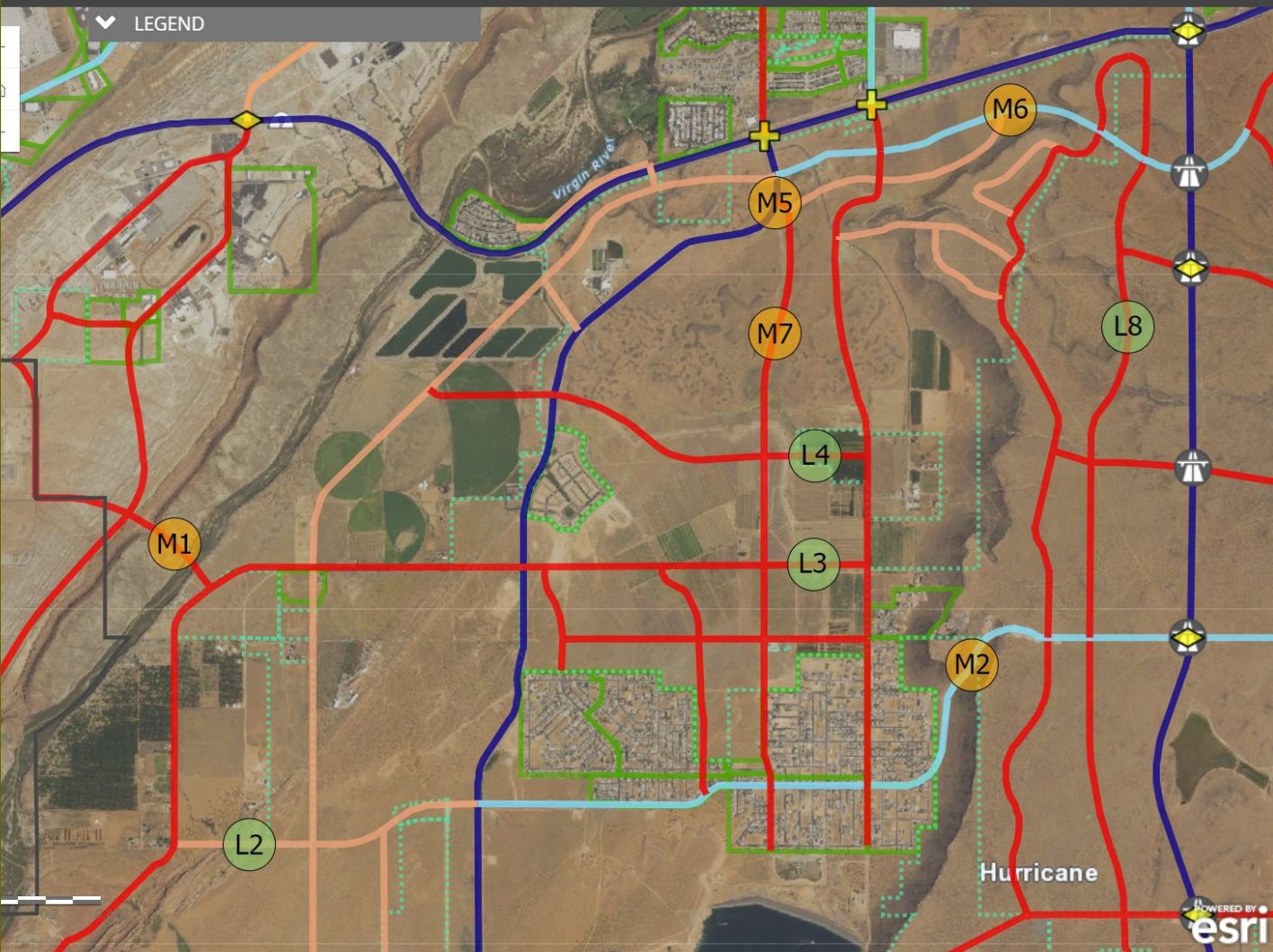
REVIEW BY DATES
1/20/2018

PROJECT INFORMATION		
DESCRIPTION	COUNT	AREA
COMMERCIAL	9	155,000 SQ. FT. / 3.56 ACRES
SINGLE-FAMILY	11	100,000 SQ. FT. / 2.30 ACRES
MULTI-FAMILY (1-4 UNITS PER BLDG.)	60	420,000 SQ. FT. / 9.64 ACRES
PUBLIC SPACE - PARK		43,500 SQ. FT. / 1.00 ACRES



City of Hurricane 2019 Transportation Master Plan

Future Road Network with Short, Mid, and Long Term Projects. Click project circle for details



PROVIDE INPUT TO THE HURRICANE GENERAL PLAN

Have Your Say Hurricane is in the third stage of the general plan update: Opportunities! The Opportunities phase of this process is all about turning our vision into reality. Over the last year, we've been collecting your input on what you want to see in Hurricane in the next 10-20 years. In this phase we will pull these ideas together and turn them into actions!

This is the third phase of public outreach for the new General Plan, Have Your Say Hurricane. In the spring we asked you what you love about your community and what you want to see change; this summer you helped us turn those hopes into visions for the future; now we are asking: how do we get there?

This survey will highlight some big ideas we've heard during public outreach and offer some ways we can make those ideas a reality.

[Take the Opportunities Survey](#) to let us know

what you think and if we missed anything!

Come to an Open House

Our Opportunities open houses will be this week, stop by to read the vision document, discuss ideas to turn your vision into reality, and have your say before we start drafting the new General Plan!

Wednesday, 30 Sep, Hurricane Fine Arts Building, 5 pm to 7 pm.

Check out the Vision Document

In the last phase of outreach, we asked you to review the draft vision statements and help us get them right. See how your input affected the vision statements [here!](#)

HURRICANE CITY GENERAL PLAN UPDATE



[HAVEYOURSAYHURRICANE.COM](https://haveyoursayhurricane.com)

LAKE POWELL PIPELINE INFO

This information is from an email sent out by the Washington County Commission. The termination of the Lake Powell Pipeline is Sand Hollow Reservoir.

What is the Lake Powell Pipeline?

The Lake Powell Pipeline is part of the long-term water supply plan for Southern Utah. The pipeline will transport water from Lake Powell to Washington County. The project includes five pump stations that will move water through the pipeline and six hydroelectric facilities that will supply the energy needed to operate those pump stations. During full capacity, this project will deliver up to 86,249 acre-feet per water. Many cities and towns will benefit from this, including St. George, Washington, Hurricane, Santa Clara, Ivins, La Verkin, Toquerville, Leeds Virgin, and Apple Valley.

Why is it Needed?

Washington County is growing. Some growth is coming from outside the area, but other growth stems from our children. At present, we don't have enough water to meet the future needs of the children currently in our classrooms, even with our best conservation efforts. The Lake Powell Pipeline will bridge this availability gap while diversifying the water supply and enhancing reliability.

Currently, the Virgin River is the lone water purveyor in Washington County. If something were to happen to the river, Washington County would lose its water supply. Further, the additional 86,000 acre-feet of water

this project will allow downstream through the Colorado River system will be a valuable boost to the riparian and fish habitat.

Water is not a commodity that can be manufactured or delivered on a real-time basis, it must be carefully planned for. Past-generations of Washington County residents knew this. They built the innovative and impressive infrastructure that has allowed our community to take its current form. We must continue this pioneering legacy of preparing Washington County for future generations of residents. We have been studying and finding solutions to our water challenges for decades and believe the Lake Powell Pipeline is vital to sustaining our community.

An Investment for a Better Future:

The Lake Powell Pipeline is estimated to cost \$1.1 billion to 1.9 billion dollars. Updated costs will be assessed when the environmental studies are complete, and alignment and design are determined. The State of Utah will pay for the initial project. Impact fees, water rates, and property taxes will be generated to repay the state. The details of these funding mechanisms are still being worked out, but a large portion of the funding will come from new construction. More than \$1,000 regional water projects have been built in Utah using this same financing mechanism. All have been repaid.

You can get more information at:

<https://lpputah.org/>

CALENDAR

Sand Hollow Concert

Friday, 2 Oct 2020 at the Sand Hollow Resort. See the last page of the newsletter for details.

Sweeney Todd

1 through 7 Oct at the Electric Theater, St George. See the following for details:

www.thestagedoortheater.com

St George Spring Home Expo

13– 14 Nov 2020, 10 am to 8 pm Friday, 10 am to 6 pm Saturday. \$3 per person, Dixie Convention Center. (moved from September)

St George Streetfest

Friday, 2 Oct 2020, 6 pm to 11:55 pm, free, Green Gate Village, 76 W Tabernacle Drive, STG.

www.stgeorgestreetfest.com

Trail Hero

www.thetrailhero.com

Trail Hero is a week long event with 4 days of guided trails, a golf tourney and challenge race! Join us October 6th-10th, 2020, to have the most fun you can have in 4-wheel drive! It is being held at the Sand Hollow State Park.

AbbaMania

The magic and music of Abba at Tuacahn Amphitheater in Ivins. 9 and 10 Oct 2020. See:

<https://www.tuacahn.org/concert/abba/>

Bright Star

9 Oct to 7 Nov 2020 at the Hurricane Fine Arts Building.

Inspired by a true story and featuring the Tony®-nominated score by Steve Martin and Edie Brickell, Broadway's BRIGHT STAR tells a sweeping tale of love and redemption set against the rich backdrop of the American South in the 1920s and '40s.

See:

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

Stayin' Alive—Bee Gees Tribute Concert

16 Oct 2020 at Tuacahn Amphitheater in Ivins.

STAYIN' ALIVE offers to their audiences the songs and sights of a full Bee Gees play list.

See:

<https://www.tuacahn.org/concert/stayinalive/>

UTV Takeover

21—26 Oct 2020 at Sand Hollow State Park.

Tons of dune racing, riding, HUCKFEST jumping, rock crawling guided rides, lakeside camping, vendor show festivities, installs, off-road film production with something for everyone

See:

<https://www.utvtakeover-ut.com/>

Dixie State University Events can be seen at:

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

[MasterCalendar.aspx](https://events.dixie.edu/mastercalendar/MasterCalendar.aspx)

For **Events in St George**, see:

<https://greaterzion.com/upcoming-events/>

For **Events in Hurricane**, see:

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

DIXIE SPRINGS AND AREA ACTIVITIES

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. 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 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.

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. 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 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

Input

If you know of any activities in our community, email webmaster@dixiesprings.info for inclusion in the newsletter.

DIXIE SPRINGS STATISTICS

Section	# Lots	# w/houses	Percent
A	225	185	82%
B	231	192	83%
C	274	216	79%
D	204	161	79%
E	259	187	72%
F	111	76	68%
G	86	67	78%
Total	1390	1084	78%

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 NEWSLETTER

The latest Dixie Springs ACC newsletter can be seen at this link:

<http://dixiespringsacc.org/Newsletter/202010ACCNewsletter.pdf>

Past newsletters can be seen at this page:

<http://dixiespringsacc.org/newsletter.htm>

Minutes of ACC meetings can be seen on this page:

<http://dixiespringsacc.org/minutes.htm>

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 counsel 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!

EVENTS AT SAND HOLLOW

Food Delivery

Sand Hollow Resort is now offering curbside services.

You can check-in for golf or pick-up your food to

go at the curb to limit contact and enforce social distancing! Our staff will meet you at the curb.

Place your order at The Grille or book your tee time on our website! ---> sandhollowresorts.com

Sand Hollow
RESORT

COVID-19 COMPLIANT
OUTDOOR YOGA
AT THE SAND HOLLOW RESORT ROCK BOWL

EVERY SATURDAY

YOGA: 7:30-8:30 AM
Yoga instructors provided by GRANOGLI

Bring your own yoga mat
20 people allowed per class
First come, first serve
Yogis must be 6 feet apart during class
Mats must be sanitized immediately after

\$15 GENERAL PUBLIC
\$10 RESORT MEMBERS
REGISTER ON EVENTBRITE

SAND HOLLOW CONCERT



SUNSET CONCERTS

IN THE SAND HOLLOW RESORT ROCK BOWL

FRIDAY, OCTOBER 2ND



MISTER HYDE

ROCK COVER BAND

\$25.00 PER PERSON
(INCLUDES VOUCHER TOWARDS FOOD AND BEVERAGE)

DOORS OPEN AT 7:00PM
CONCERT STARTS AT 7:30PM.

**NO TICKETS SOLD AT CONCERT EN-
TRANCE.**

**PURCHASE TICKETS
AT EVENTBRITE.COM**



sandhollowresort.com
5662 West Clubhouse Drive
Hurricane, UT 84737

SAND HOLLOW CONCERT



SUNSET CONCERTS

IN THE SAND HOLLOW RESORT ROCK BOWL

SATURDAY, OCTOBER 17TH



ZionNoiz

ZIONNOIZ
BLUES AND CLASSIC ROCK

\$25.00 PER PERSON

(INCLUDES VOUCHER TOWARDS FOOD AND BEVERAGE)

DOORS OPEN AT 6:30PM

CONCERT 7:00PM - 9:00 PM

BRING YOUR OWN CHAIR OR RENT FROM US!

**NO COOLERS OR OUTSIDE FOOD
AND BEVERAGES PERMITTED**

**PURCHASE TICKETS
AT EVENTBRITE.COM**

NO TICKETS SOLD AT CONCERT ENTRANCE.



STEPHEN
WADE
AUTO CENTER



sandhollowresort.com
5662 West Clubhouse Drive
Hurricane, UT 84737