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November 2020

Dixie Springs Community Newsletter

www.dixiesprings.info

PLANNING AND COUNCIL MEETINGS

City Council Meeting—I Oct 2020

A zoning change to an area just north of the Pecan Farm was approved by the Zoning Commission by a 3 to 2 vote in a previous meeting. The Pecan Farm is north of the east side of Dixie Springs. After approval or disapproval by the Planning Commission, the requests go to the City Council for final approval or disapproval, regardless of what the Planning Commission recommended.

Jeremy Johnson has requested the same type of zoning change on the land across the street to the east of this application. His application was denied by the Planning Commission. He had a working meeting with the City Council.

Work Meeting with Jeremy Johnson

This was his request to the Planning Commission:

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-I, residential agriculture 1 acre, and RM-I, multifamily 6 units per acre, to MH/RV, mobile home/RV, PC, planned commercial, and GC, general commercial. Jeremy Johnson Applicant

Jeremy wanted to get feedback on whether the City wants to keep the property as it is now, or to approve the rezoning request. The State wants the residents on this property to hook into city water. If the applicant (Jeremy) spends all that money on connecting to City water, he wants to be sure the property is confirming.

Residents around the proposed zoning change are concerned about any development, including the one he is proposing. The change Jeremy proposed will greatly increase the density in the area. What is proposed is a dramatic change.

The applicant is not wedded to the plan he presented.

The Council talked to Jeremy about changing the plan to single family homes and reducing the

PLANNING AND COUNCIL MEETINGS

density. It seems there is a need for RV storage and that may be a good use for the land.

Jeremy—The infrastructure will not be there until it is needed on the road but it will be there when needed.

City—In the Master Plan there is a new road that goes through the area. It would go on the north side of the Sterling property. (See the map on page 7). They have not decided if the current Flora Tech road would be abandoned. All the red roads on the map are 70 feet wide.

There will be an elementary and intermediate school somewhere in the Elim Valley area.

Should they change the zoning to match the existing use? That would allow more density than what is currently there. There are 12 RVs, and 10 mobile and manufactured homes on the property. Everything is mixed together. The whole property is approx. 37 acres. Jeremy talked to builders in Dixie Springs and other builders in the area. All are interested in putting the houses they have been building on the 10 acre piece. Maybe he could sell 10 acres to a developer to get enough money to connect the remainder of the property to city water, and leave the rest of the property as is. The structures that are there now have building permits from the County and the land has been as it is for 50 years. The City of Hurricane has identified that area as non-confirming use. The water has never been done legally and there is a safety issue. There are chemicals being stored on the property that should not be there.

Jeremy—half the people that live there pay less than \$500 per month per rent and there is no where they can go at that price. He does not want

to displace the people that are there.

There are 7900 units in Elim Valley. Is it realistic to state you cannot do anything on this land?

One commissioner will not approve a zoning change until the General Plan update is completed.

The General Plan update should be completed by January 2021.

Elim Valley is still fluid. Should not do anything until the roads through Elim Valley are set. Will the proposed agriculture protection zones prevent the roads from being built?

The problem with the well is handling a fire. The nearest hydrant is a long way away. There is also a business on the property that is doing recycling.

There are apartments that do not have emergency exits. The leach fields for the septic tanks are going into the ground water.

The Council recommended going with residential and not commercial and RVs. Planned commercial allows for an RV Park. Jeremy wants to allow RVs so the mobile homes can be gotten rid of. This allows people to move from mobile homes to RVs and park models.

RV parks are normally closer to major roads.

A member of the Council suggested he propose using 7-8 acres of land for RVs. This allows Jeremy to move people from the mobile homes. 10 units per acre for RVs which would allow more than enough RVs for the people that are there.

The Council wants Jeremy to come back with a new plan, including a site plan.

Discussion about Agricultural protection zone:

PLANNING AND COUNCIL MEETINGS (CON'T)

Agriculture protection zone. As long as they are not violating any laws, and they are using sound agricultural practices, they cannot be sued. There may be issues with running utilities through properties that are protected. Utilities can only be run through if they is not another reasonable route. This may greatly increase the cost to run utilities. The protection needs to applied for again in 20 years.

Public Forum

Lea Thompson. Lea had questions about the earlier discussion about the zone change requested by Jeremy. Will the rents stay the same? Western Mortgage is not interested in granting easements on this project. The people around the area are not necessarily opposed to development—they want to make sure it is done right. They want is what is best for the people. They want low density. The roads are an issue. Should wait until the Master Plan is updated. The advantage of agriculture zones is the properties around it know the intent of the agricultural property.

Joanna Ames. Lives in Dixie Springs. Agreed with what Lea said. She is here to talk about Peach Pit. The discussion has been postponed because the Peach Pit people are not there and it is getting too hard for people to keep coming back. The problem is they cannot make a decision without the developer being there.

Laura. Dixie Springs resident. Against the Peach Pit development. There are no solid impact studies on roads and how it will impact the surrounding communities. Is there a need for the zoning change? The developer should make it a

priority to be there.

The Council talked about perpetual continuations. It may be good policy for the city so that if someone postpones for more than 3 times, they need to wait three months before they can bring it back again. They could require that the documents are available by a certain time before the meeting, they will not be placed on the agenda.

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-I-12-12011, From RA-1, residential agriculture 1 unit per acre, to PC, planned commercial. Peach Pit LLC Applicant.

The applicant could not be there so it is continued again.

Discussion and possible decision regarding helicopter tours at Sand Hollow.

They ran from about 3 pm to a little after 7 pm. They did a format of what it would be if the helicopters were at full capacity. They had a fairly good response.

Someone took the rides. He could not see how it would affect Dixie Springs at all. Not even sure they will be able to see the helicopters as long as they stay with the flight patterns they used. His concern is the landing pad is surrounded by sand. Was concerned about how the helicopters would be affected by the sand.

Another issue is with rubber-neckers—people driving down the road and they will be watching the helicopters. It is a public safety issue.

The next step would be to go to risk management.

PLANNING AND COUNCIL MEETINGS (CON'T)

Another person flew in the helicopter and he stood at the top of the sand dunes. The helicopter was hard to hear. The only impact would be during the take off and landing. He also did not see a problem with Dixie Springs. The flight pattern would have to be restricted but it is very viable. He recommends a temporary permit.

Nanette. She was concerned about the beach and the recreation area on the sand dunes. The people on the beach were watching the helicopters. One concern is the sand blowing. The landing pad should not stay in the parking lot because there is not enough space in the parking lot as it is. Also concerned about drivers on SR7 watching the helicopters. Is there a better place for the helicopter pad?

The amount of traffic is controlled by the park. They only allow so many people into the park. The capacity of the park would not change.

Other councilors do not think it is a good idea in general. There were some complaints but they were about two military helicopters that went over Dixie Springs and Sand Hollow on that day. Concerned about the sand affecting the motors. The vendor said that the motors are filtered and have frequent service. This is the Zion Helicopter group. They are using a small gravel pad by the Sand Hollow golf course right now.

There are legal issues. The landing pad is a land use in the land use code. It may not be permitted use. If it is allowed, what is the proper permitting procedure? That brings up the question of whether the helicopters should be taking off from Sand Hollow resort.

A motion was made to continue this for one month to the 4 Nov meeting to give time to look at possible land use issues. Unanimously approved.

There will be another sample run for risk management and the water conservancy.

Public comments on the proposed agricultural protection areas.

One of these areas is the pecan farm.

There were no comments.

General meeting

Talked about being careful with these agricultural protection zones so there are not issues.

The first property is at 1100 W and 3000 S. In the Master Plan, there are power poles that would go through the area. They recommend excluding land along the corridors of 1100 W and 3000 S so that utilities can be run along the road. They were concerned about taking land if they widen the road. They said they would take land from both sides of the road.

They approved the agricultural protection zone for 39.4 acres at 1100 W and 3000 S but exclude the Master Plan utility corridors from that protection.

The next request was for the pecan farm. They have had the protection for 20 years. Lea Thompson talked about the expansion of the road—they have already purchased a strip of land so if the road is widened, they maintain their 5 acres. 5 acres is the minimum for the protection zone.

They approved the agricultural protection zone for the pecan farm with the exception of proposed Master Plan utility or other corridors.

PLANNING AND COUNCIL MEETINGS (CON'T)

28 Oct 2020 City of Hurricane Planning Commission Meeting

There was a meeting of the planning commission on Wednesday, 28 Oct 2020, at 6 pm, at the Hurricane Fine Arts Center.

There was a public hearing on 5 zoning changes. They had 16 items on the agenda (!). The zoning changes are still coming in hot and heavy. But the big change is at least some of the Elim Valley lawsuits have been resolved and the developers have jumped in to propose uses for the land. There are 7 requests that are near Dixie Springs.

The entire agenda and meeting packet can be seen at this web page:

<https://www.utah.gov/pmn/files/652383.pdf>

Items of the most interest to Dixie Springs:

1. Consideration and possible recommendation on a Zoning Map amendment request located at approximately Sand Hollow Rd (future SR-7) and 3900 S from RA-1, residential agriculture 1 unit per acre, to R1-10, residential 1 unit per 10,000 square feet. Toquerville Enterprises LLC Applicant, Matt Ekin Agent.

They want to rezone 700 acres from single acre lots to 10,000 ft 2 lots. This land is on Sand Hollow Road as goes east from Sand Hollow to the top of the hill. This is a very large development. There are maps in the meeting packet.

2. Consideration and possible approval of a Preliminary Site Plan for Sand Hollow RV Resort and Storage, an RV Park and Storage Unit Complex located at North West Corner of Sand Hollow Road and Turf Sod Rd. Western MTG and

Realty Co Applicant, David Crowther Agent.

This area's zoning has been recently approved as part of the Elim Valley Development lawsuit. They are wanting to rezone 19.1 acres and have a total of 116 RV sites and 372 storage units. It located on the northeast corner of Sand Hollow Road and Turf Sod Road. There is an image in the meeting packet of the site plan.

3. Consideration and possible recommendation for a 32 Lot Preliminary Plat for Apple Fox Hollow Subdivision, located at appx at 5200 W Turf Sold RD. James Gregory C TR Applicant, Orin Bliss Agent.

This subdivision is a 10 acre parcel that will have 32 lots. It is a long road with a cul-de-sac off Turf Sod Road. There is a map in the meeting packet. This is on the west side of Sand Hollow Road across from Elim Valley.

4. Consideration and possible approval of a Preliminary Site Plan for Neilson RV Resort, located on Sand Hollow Road, across from Diamond Valley Ranch Academy. Western MTG and Realty Co Applicant, Scott Neilson Agent.

This area's zoning has been recently approved as part of the Elim Valley Development lawsuit. It is 21 acres and would have 168 RV sites. There is an image in the meeting packet of the site plan.

5. Consideration and possible approval of a Preliminary Site Plan for The Bash Facility, a mix between storage units and commercial, located on Sand Hollow Rd, Northwest of Abbey Road. Western MTG and Realty Co. Applicant, Brent Moser and Karl Rasmussen Agent.

This application is for a 25.93-acre commercial

PLANNING AND COUNCIL MEETINGS (CON'T)

development with storage units. This project is located in the Elim Valley area, and the zoning has recently been approved as part of the Elim Valley Lawsuit. The applicant is planning to have self-access storage units and building to perform repairs for sports vehicles leased at Sand Hollow State Park. This is also on the east side of Sand Hollow Road. There is an image in the meeting packet of the site plan.

6. Consideration and possible approval of Preliminary Site Plan for Sand Hollow Gateway Resort, a Recreation Resort with a proposed 885 Units, located at Sand Hollow Rd Secure Private Fund LLC and Western MTG and Realty Co. Applicants, Brent Moser and Karl Rasmussen Agent

This application is for a 65.17 Acre, 885 Unit Recreation Resort. This project is located in the Elim Valley area, and the zoning has recently been approved as part of the Elim Valley Lawsuit. The applicant is planning on subdividing the property,

for each unit to be sold off individually. There is an image in the meeting packet of the site plan.

7. Consideration and possible approval of a Preliminary Site Plan for Bash Resorts, a 378-unit recreation resort, located on Sand Hollow Rd, Northwest of Abbey Road. Western MTG and Realty Co. Applicant, Brent Moser and Karl Rasmussen Agent

This application is for a 24.695 Acre, 378 Unit Recreation Resort. This project is located in the Elim Valley area, and the zoning has recently been approved as part of the Elim Valley Lawsuit. The applicant is planning on subdividing the property for each unit to be sold off individually. There is an image in the meeting packet of the site plan.

As of the publishing of this newsletter, the results or recordings of the meeting have not been posted. Results will be in the next newsletter or earlier if there is a need to attend City Council or Planning Commission meeting.

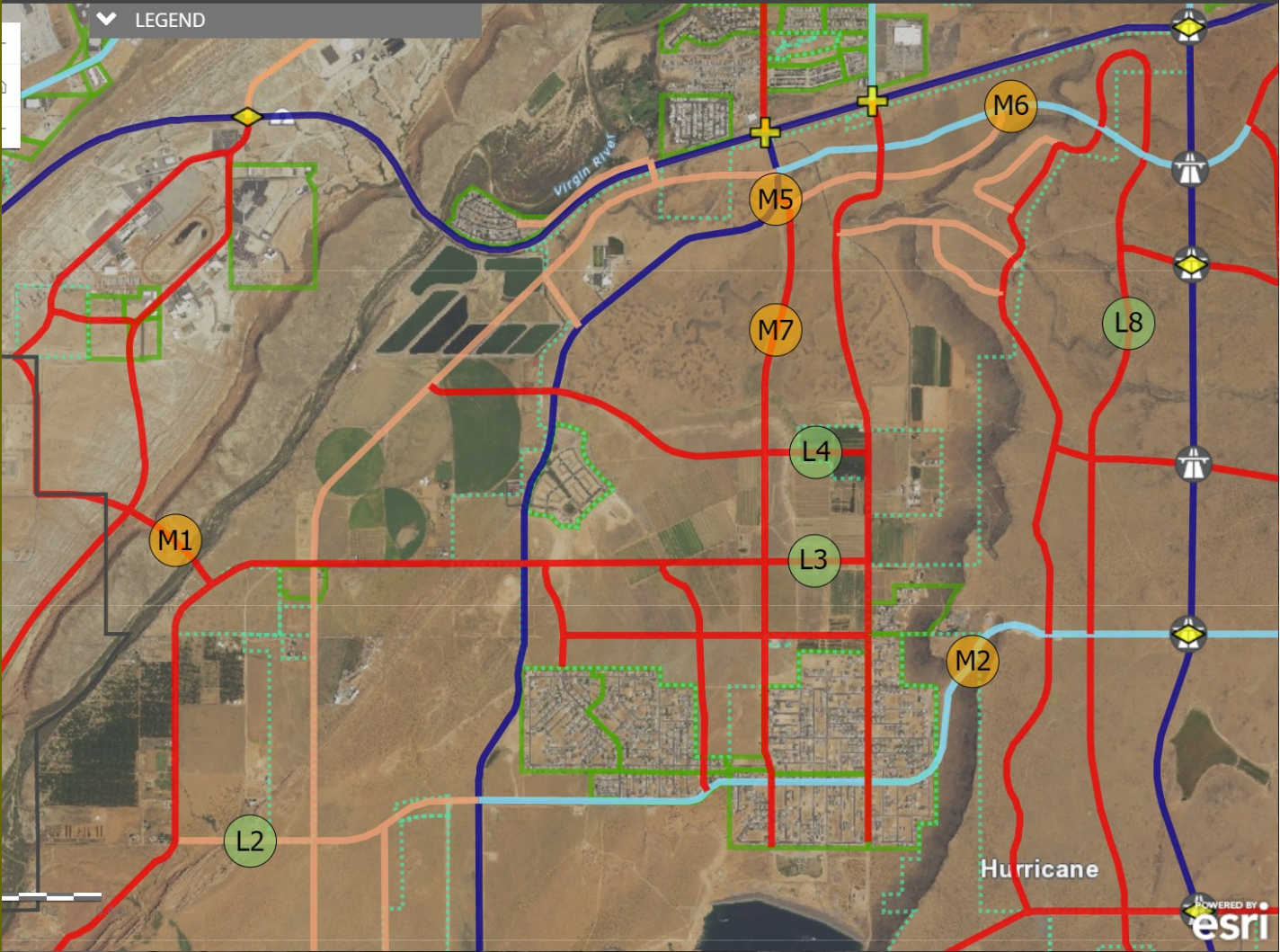
DAYLIGHT SAVINGS TIME

Daylight savings time is Sunday, 1 Nov, at 2 am. You will turn the clock backwards one hour.



City of Hurricane 2019 Transportation Master Plan

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



CALENDAR

The Beach Boys

Thursday, 5 Nov 2020 and Friday, 6 Nov 2020, 7:30 pm, Tuacahn Amphitheater in Ivins.

You can capsulize most pop music acts by reciting how many hits they've had and how many millions of albums they've sold. But these conventional measurements fall short when you're assessing the impact of The Beach Boys. This band has birthed a torrent of hit singles and sold albums by the tens of millions.

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

The Magic of Queen

12 Nov 2020, 7:30 pm, Tuacahn Amphitheater in Ivins.

Veteran vocalist/producer Brody Dolyniuk returns to the Tuacahn Amphitheatre this year with two brand new shows: The Magic of Queen on March 19, and Elton John's Classic Hits - Live! On March 20.

<https://www.tuacahn.org/concert/the-magic-of-queen/>

Bright Star

Mon, Fri, Sat and Sun through 7 Nov. 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 the following for details:

<https://www.hurricanetheatrical.com/copy-of-catch-me-if-you-can>

St George Fall Home Expo

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

St George Streetfest

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

www.stgeorgestreetfest.com

Snow Canyon Half Marathon, 5K

7 Nov 2020, 8:30 am

<https://www.sgcity.org/races/snowcanyonhalf5kfunrunwalknroll>

Red Rock Film Festival

10-14 Nov 2020, Center for the Arts at Kayenta 881 Coyote Gulch Ct.

Eco Documentary, Quarantine Shorts, Outdoor Adventure, Veteran Protest; it's all here.

<https://www.kayentaarts.com/event/5763/>

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

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	186	83%
B	231	194	84%
C	274	219	80%
D	204	162	79%
E	259	191	74%
F	111	79	71%
G	86	67	78%
Total	1390	1098	79%

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

A letter was mailed to every lot owner so there is no newsletter this month.

Past 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

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

EVENTS AT SAND HOLLOW

