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**March 2021**

# *Dixie Springs Community Newsletter*

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

## **SOUTHERN PARKWAY**

- The SR-7 (Southern Parkway); Sand Hollow to SR-9 Project is in the final stages of construction and is currently on schedule for the deadline completion date in 2021. Progress on the project will slow down considerably throughout February, mostly due to weather constraints.
- American Civil Constructors will continue with concrete placement on the overpass structures through February and complete placement of concrete in April. Concrete was placed on the bridge deck of the 3000-South overpass.
- Sand Hollow Road will remain closed from the 4300 West intersection, south and east of the reservoir, up to the intersection of 1100 West and 3000 South. Asphalt placement will resume in March of 2021 and anticipated to be complete in April of 2021.
- As part of erosion and sediment control, the seeding contractor will begin placement of seeding on slope faces throughout the project.
- Installation of permanent signs is in progress.
- The electrical contractor is currently installing communication conduit for ATMS (Advanced Traffic Management System).
- Anticipated hours of construction will continue to be from 4:00 a.m. to 10:00 p.m., Monday through Saturday. There are no forceable road closures in the near future.
- Safety is a priority. Please use caution when traveling along SR-9 and when entering and exiting the newly constructed Sand Hollow Road interchange. Also, as a reminder that entrance into all work areas is prohibited to the public.

Jeff Webb, 8:00 a.m. – 5:00 p.m. Phone: (435) 986-0566, Email: [southernparkway@utah.gov](mailto:southernparkway@utah.gov). Project Website: [www.udot.utah.gov/southernparkway](http://www.udot.utah.gov/southernparkway)

## PLANNING AND COUNCIL MEETINGS

### City Council Meeting—4 Feb 2021

A special meeting was called to talk about an airport ordinance and/or a Memorandum of Understanding

The City wants Southern Utah University (SUU) to sign a MOU (Memorandum Of Understanding) that they will not do certain maneuvers around the airport during their training flights. There have been a lot of complaints by residents because of the noise. Creating an ordinance will be difficult because it cannot go against state and Federal law. The City can also create a statute that may be legally challenged. SUU students are doing helicopter maneuvers during training. About half the maneuvers are causing the problems.

The City attorney met with SUU to see what they are willing to do. SUU wants the City of Hurricane to come to them with a proposal first. SUU wants to be good neighbors.

The City of Hurricane has control only up to 30 feet in the sky.

The advice of the attorney is to create an ordinance and an MOU.

#### Regular Meeting:

Police Department: psychiatric calls up. Suicides are up dramatically. There are 4 to 5 calls a day that require taking people to the psych unit.

Zoning map amendment request located at 1355 S 3325 W from RA-I, residential agriculture 1 unit per acre, to MH/RV. Mobile home/RB, located at Flora Tech Road. Jason Park LLC applicant, Jeremy Johnson Agent.

This is the land north of the east side of Dixie

Springs, across from the Pecan Farm. This is for 8.14 acres of the entire property. The Planning Commission decision 2 weeks ago was split with 3 for and 3 against. The Planning Commission recommended that approval was contingent on a development agreement that includes:

- Improvements to the water system or the entire property.
- Bring units to compliance on all the units on the property.
- All illegal and no additional units beyond what is existing be added to the property.
- All mobile homes and RV's moved to the future zone and there be no short-term rental zones.
- That the applicant forfeits the right to continue as a nonconforming use.

#### Public forum:

Against the zone change because it does not fix the problem. Many of the RVs currently on the property do not meet code. How will these be handled? Also, there is a possibility that more RVs that do not meet code would be moved in. There is no access to sewer and it is probable that the health department would not issue septic permits. 8 acres of this zoning is not appropriate for the area and it does not solve the issues of the people currently living there. It is not ethical to have people to continue to live in the conditions they are in right now.

Want to address the complete problem so that we do not come back in the future to fix the problems. Should come up with a plan to fix the problem.

#### City Council Discussion:

## PLANNING AND COUNCIL MEETINGS (CON'T)

Jeremy Johnson (the owner of the property) talked. Previously, he came with a plan to rezone the whole property and the message he got was to start a little smaller. The issue is they are being forced to upgrade the water system. They could do that but he thinks it would be better to concentrate people in one area and upgrade the water for that area. Also easier to connect a smaller area to sewer. He knows of 7 existing septic tanks on the property. He welcomes health inspectors to come and they will put in the water system regardless. But he cannot run sewer lines all over 30 acres to connect 12 units to sewer. There are people crammed together in tight quarters on cement slabs. He does not like these living conditions. Emergency cannot find the homes. In a smaller area, he can make it easier to find people. He admits it is not a perfect solution but it is the best he could come up with. There is 10 acres next to this area that they will develop it into single family homes. They can have 6 homes per acre and they have some preliminary plans. That will bring in the utilities. He is hoping that a few people may be able to afford a home there. Over half the people in there pay less than \$500 per month in rent, including utilities. Many are living on fixed incomes. They can only afford a park model style home. He is open to any solution that does not displace the residents. The septic systems on the property are old. He has contacted the sewer people and they would like to connect them. The sewer needs to be installed for the homes that being put north of the Pecan Farm.

City Council—anything moved to the rezoned property will have to adhere to code. The homes

need to be inspected. There has been an unlicensed body shop on the property. Any commercial entity on the property needs to get a business license.

Jeremy has no issue with removing businesses from the property after the zoning is changed.

How many living quarters will there be? Jeremy is collecting rents from 22 people and he will not be able to increase the rent. Jeremy will move all the homes/RVs he can but some of the homes are not movable. Jeremy has been getting rid of the inoperable vehicles. There are 14 RVs that can be moved. There is already 10 acres that is zoned multifamily. The RVs will be long term rentals. Jeremy said he did not want to close the door on short term rentals forever but be able to do that when the city infrastructure is ready for short term. It is hard to justify making these water and sewer improvements for 14 structures.

An transient RV park is often a much nicer area than an area that is restricted to long term rentals.

Concern that Western Mortgage will not run the sewer line to the property. Western Mortgage has the land the sewer lines would go through.

Jeremy tried to move people from a bad septic system. When he tried, he was told he could not make these moves without City approval.

The property has been a problem for 30 years. Some think they need to come up with a complete solution.

Elim Valley has sent an email in opposition to the zone change and therefore, it will be difficult to get an easement through Elim Valley to run the sewer lines. The letter states that a buffer boundary of 300 feet must be maintained. This buffer is a preference.

## PLANNING AND COUNCIL MEETINGS (CON'T)

Jeremy stated that Western Mortgage needs some things from his property so they would be willing to work with him on running the sewer lines through their property. He thinks they will give the sewer easement. Jeremy says he OK with the buffer.

Need to have an agreement with Western Mortgage before this zone change is approved.

Suggested Jeremy create a PDO for the entire property. But the problem he needs to submit a plan for the water system. He wants to get one area rezoned and address the rest of the property later. Suggested Jeremy create a plan for the water and the sewer.

Western Mortgage has 60 to 70 acres on the other side of the property for RV parks, and there was no buffer for those properties. Why is Western Mortgage asking for a buffer zone on this property?

If Western Mortgage will not allow the sewer lines on their property, the City could condemn the land needed for the sewer lines. Jeremy thinks he can work something out with Western Mortgage.

The Mayor has worked with three property owners that tried to find solutions to this area but nothing has been done.

Jeremy states that if the City Council approves the zone change and he cannot get sewer, he will have to do something else. He needs to get the City Council zone change approval to move forward and work with Western Mortgage.

Recommends that they continue this issue until the next meeting to give Jeremy time to talk to

Western Mortgage about getting utilities to the area. The planning council rep (Steven) and mayor will help get a meeting. The Council seems to be in favor of the zone change if utilities can get to the area.

Preliminary plat and site plan for the Estates at Sand Hollow, a 216 lot subdivision located in the west section Sand Hollow PDO at Sand Hollow Parkway and 3150 S. Hurricane Hills.

This property is in the middle of the Sand Hollow Gold Course. (see the image on page 8)

The developer has addressed the comments. Planning would like to see enhanced gold cart crossings to include flashing lights. The applicant is asking for a variance in the roadway cross section. Asking for one 10 foot sidewalk on one side instead of 5 foot sidewalks on both sides. There is nothing like this in the City. It is used in other states. You want to make it on one side consistently so people are not crossing the street.

Approved by the City Council.

### **Planning Commission Meeting—11 Feb 2021**

Discussion and consideration of a PDO application or Sand Hollow Mesa, a proposed 1,022.5-acre mixed use development with a proposed 3,660 units located south of 3000 S, and bisected by the Southern Parkway.

See page 9.

The staff recommended that there be more single family homes.

Taking advantage of being adjacent to Sand Hollow. This is their third visit to the Commission.

Asked for comments from the board members.

## PLANNING AND COUNCIL MEETINGS (CON'T)

One council member is not comfortable with the density.

873 acres is developable. The zoning is R1-I0. At R1-I0 and then add a density bonus and they are within the calculations. Commercial does not count for or against the density. Therefore, if there is a lot of commercial, the homes can be very dense. Those code is not clear about how to consider the commercial density.

One member thinks they should subtract the land that is commercial and then get the number of homes for R1-I0.

There is a 40 acre RV park (711 units) and those units are not included in their density. The lodging suites (707 units) also do not count toward their density.

Only 52 acres of single family housing. A high density development. More of a transient neighborhood.

Developer does not think they will actually put up 3600 homes but they want the flexibility to do so. Designed with density clustered around community spots. They expect small homes and big garages. There will be an RV element—big garages for RVs and ATVs. There will be a lot of second homes. They will be very attractive homes.

There will be small cottage lots and larger lots. They are trying to capture the recreation area.

The new General Plan emphasizes single family homes for long term residents. This PDO has a lack of detached single family homes. The PDO is not targeting full time residents. It is a stunning piece of land. The PDO is not balanced—it has too much temporary housing. Would like to see

at least 35% single family homes.

The developer says they expect there will be more single family homes. They are just asking for the maximum that the zoning allows.

How will the amenities be added as the areas are developed? Are they put in as you develop or putting them in at the end? Answer: The amenities will be constructed with each area developed.

Will there be 24 by 7 on site management for the vacation homes/apts/lodging/RVs? The answer is no. The problem is the City of Hurricane does not have the manpower to manage the vacation rentals.

There is not an HOA but a Commission member thinks an HOA will be needed a development this large. There could be 10,000 people in the development. The City of Hurricane does not have the manpower to do code enforcement.

There are currently not many roads in the area. 2600 will be a master plan roadway on the left side of the development. The section of SR7 in the development will be open in a few months. The whole road will be done by the end of May (current plan). There will be an SR7 interchange in the middle of the property. There is an interchange at 3000 South. They will be donating 1.2 acres for a power substation—on the upper North piece. Working with the development of Cordero on putting in a water loop line that would service the area. The sewer connectivity exists at the first neighborhood on the east side.

Discussion about traffic in the area and traffic studies.

Another member is concerned about the number of single family homes. The builder said he could

## PLANNING AND COUNCIL MEETINGS (CON'T)

change things so there are 25% detached homes.

Concern that there will be lot of second home buyers. That means the weekends will be very busy. It also creates a lot of nightly rentals. A big issue is illegal nightly rentals in Hurricane. Also, how is the police department being increased in numbers in the increase in population. A general concern that there will be areas that will be second homes that will be busy on the weekends.

There will be a trail system in the development.

This is a recreation resort and not a housing development. Like a Deer Valley ski resort with sand instead of snow. They hired a developer that has done ski resorts. They will be coming in for plans for each phase. The development is adjacent to the BLM property so they have direct access to the sand dunes. There is no development like this in Hurricane. It will bring commercial to the southern corridor.

Recommended the zone change with the requirement to have 25% single family housing, and they provide 24x7 on site management for the RV park and lodging.

Preliminary plat for Redstone Spring Estates Phase 2, a 10 lot subdivision located on Redstone Drive and 3400 W. Big Rock Homes.

This is land just north of the existing Redstone Springs.

See page 10.

The biggest issue with the property is road access and issues with the plat. This was continued from another meeting. The issues with the plat were fixed but the roadways stay the same. There is a

private drive on the north side that goes to the top of the bluff and the owner wants to keep the drive as private. The private driveway prevents proper access to the property. The adjacent property owner to the north is Western Mortgage (the sod farm). They will probably be developing the land in the future.

Plat as presented was approved.

### **Planning Commission Meeting—24 Feb 2021**

Zoning map amendment located at approx. 4650 W Turf Sod Road from R1-1, residential agriculture, R1-8, residential unit per 8000 ft<sup>2</sup>, for residential development and to conform with adjacent developments.

See page 11 for a map of the land.

Public forum

A resident talked that has lived there and he very concerned about the increase in density happening all around him. This change will increase the density too much. R1-10 would make much more sense.

Commission Meeting

This parcel was acquired by the Special Services District about 10 years ago. It was supposed to be low income housing. The District always intended to trade it to get land to keep a buffer around the waste water operations. They have someone that is interested but wants R1-8 zoning. They want the development to allow casitas that can be rented.

The commission was of mixed minds but was in general in favor of R1-10. The commission wants the District talk to the developer about changing to R1-10. They could create a PDO which would give them more flexibility and density bonuses based on



## PLANNING AND COUNCIL MEETINGS (CON'T)

how the land is used.

The District asked that the request be continued until the next meeting so they can talk to the developer.

Amended final plat for Sycamore Village, 1 54-lot subdivision located on Turf Sod Road and 5210 W, directly west of the Pecan Valley subdivision.

See page 11.

2.67 units per acre. They are developing in two phases. Challenges for the property are water and power infrastructure. They are hoping for the new Dixie Power substation.

The City considers Turf Sod road as a second access to Washington City. However, the Fire Marshall can no longer consider it an all weather access road. This means Sand Hollow Road is the only exit. This affects more subdivisions that just this one being considered. Looking at locations for another all weather access road, or make road

improvements on Turf Sod Road.

Recommended approval subject to staff and JUC comments.

Approval of a final site plan for the Bash Facility, a commercial facility located at Sand Hollow Road and 1160 W.

See page 12.

Some of the required signatures are missing. There is a communication easement on the property that is still an issue.

When the plans were first submitted, the plans were not complete. There are some issues with the plan in the review by engineering. One comment is there needs to be a deceleration lane.

Voted to continue this until the next meeting.

### **City Council Special Meeting—26 Feb 2021**

Demonstration video on vacation rental enforcement.

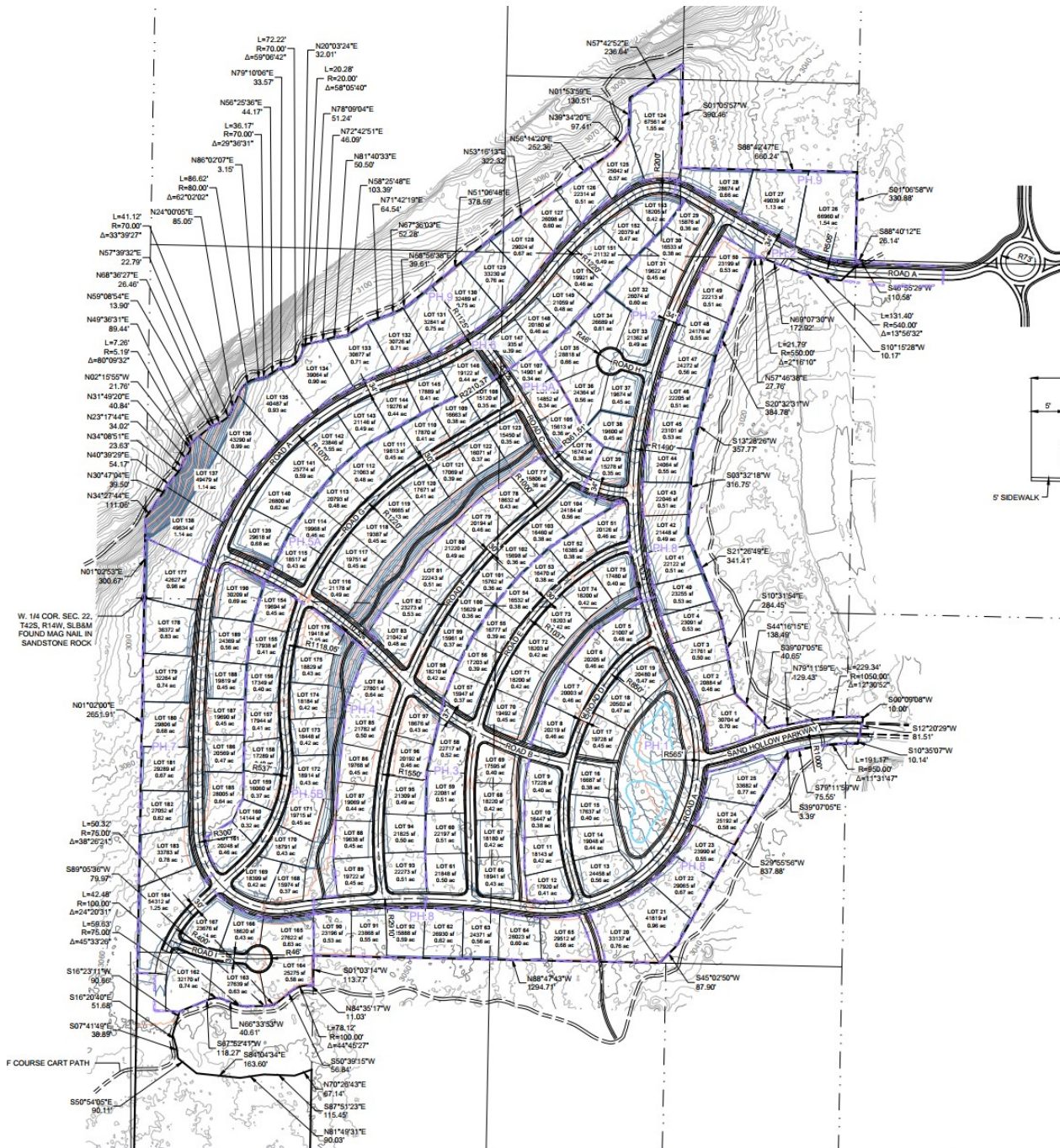
## DOG PICKUP

This is posted periodically, but there are a lot of complaints. For you dog owners, please remember to pick up after your dogs. Folks would

like to keep their property looking nice. Please help!

## PLANNING AND COUNCIL MEETINGS (CON'T)

## The Estates at Sand Hollow:

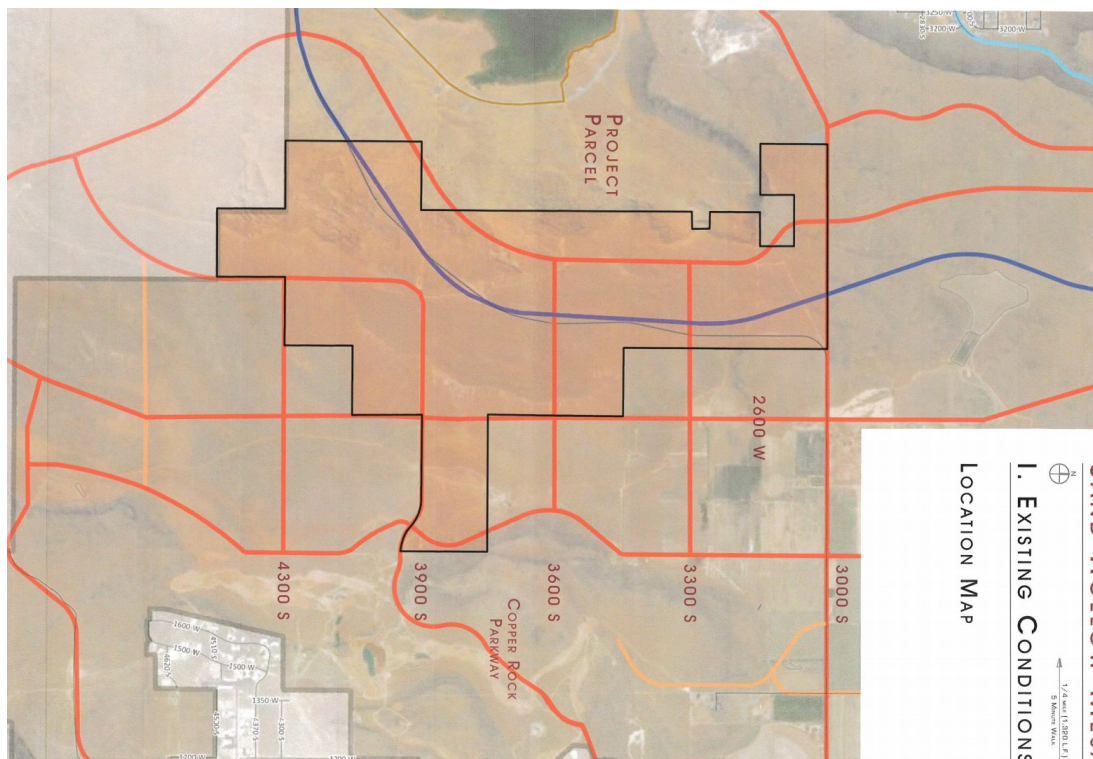




## PLANNING AND COUNCIL MEETINGS (CON'T)

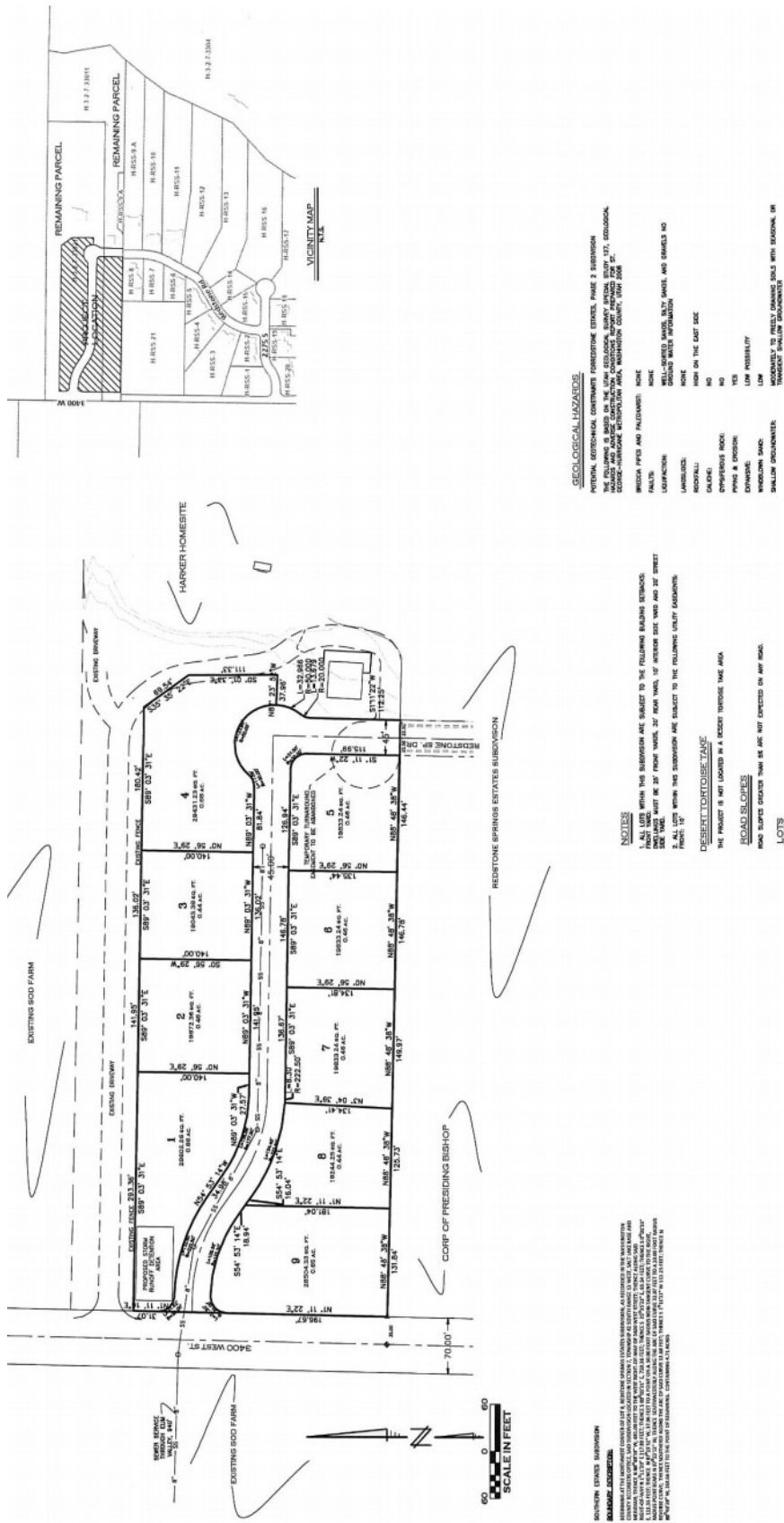
### Sand Hollow Mesa

	Residential				Commercial	
Neighborhood	Multifamily	Townhouse	Attached	Detached	Lodging	RV
1	286	219.6	73.2	36	144	0
2	176	138	24	10	108	0
3	184.8	109.2	24	10	110.4	0
4	140	96	21	8	70.4	441
5	200	147.6	45	44	60	0
6	160	120	42	36	60	270
7	180	164.4	66	35.2	20	0
8	180	107	27	20	114.4	0
9	105	123.6	28.2	28.4	0	0
10	40.5	50.4	19.8	10.4	20	0
<b>Total</b>	<b>1652.3</b>	<b>1275.8</b>	<b>370.2</b>	<b>238</b>	<b>707.2</b>	<b>711</b>
<b>Percentage of Total</b>	<b>46.72%</b>	<b>36.08%</b>	<b>10.47%</b>	<b>6.73%</b>		
<b>Total Units:</b>	<b>3536.3</b>					



## PLANNING AND COUNCIL MEETINGS (CON'T)

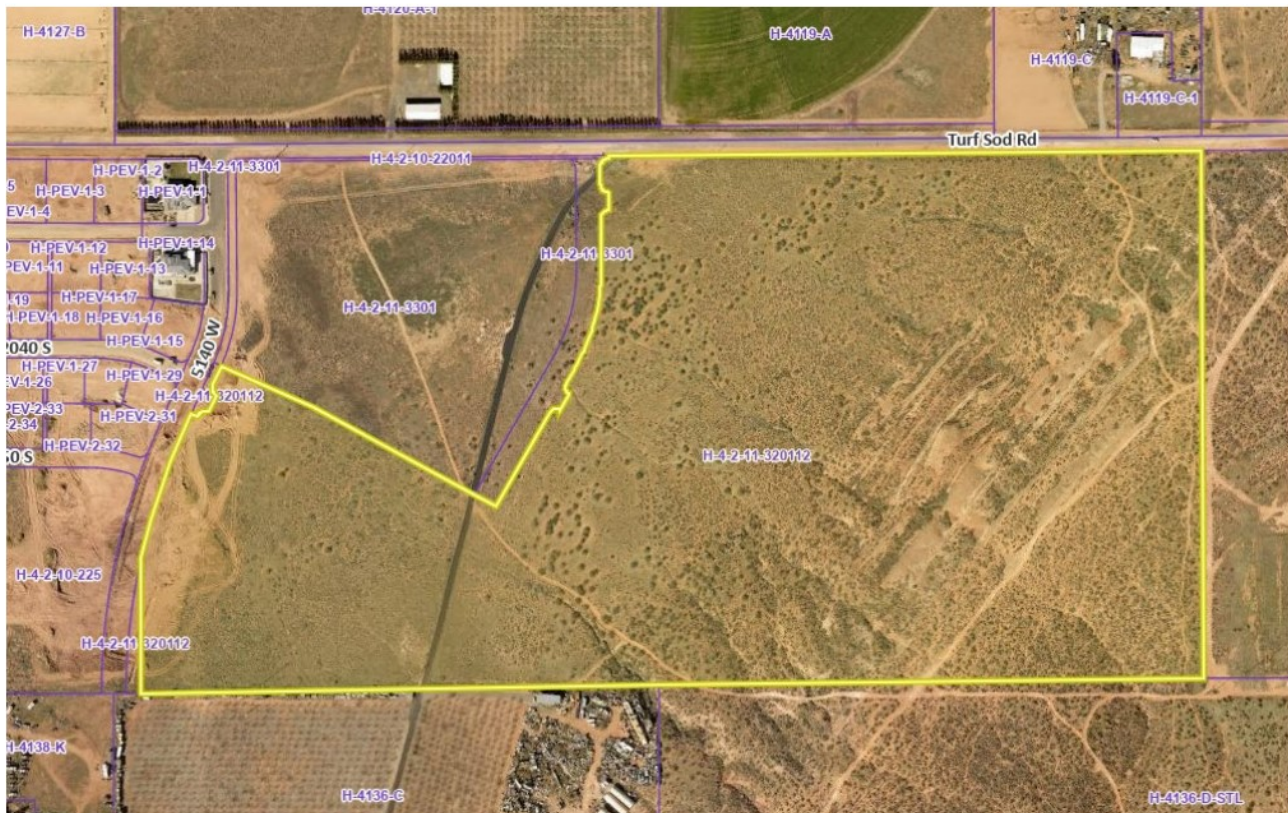
# Redstone Springs





## PLANNING AND COUNCIL MEETINGS (CON'T)

### 4650 W Turf Sod Road

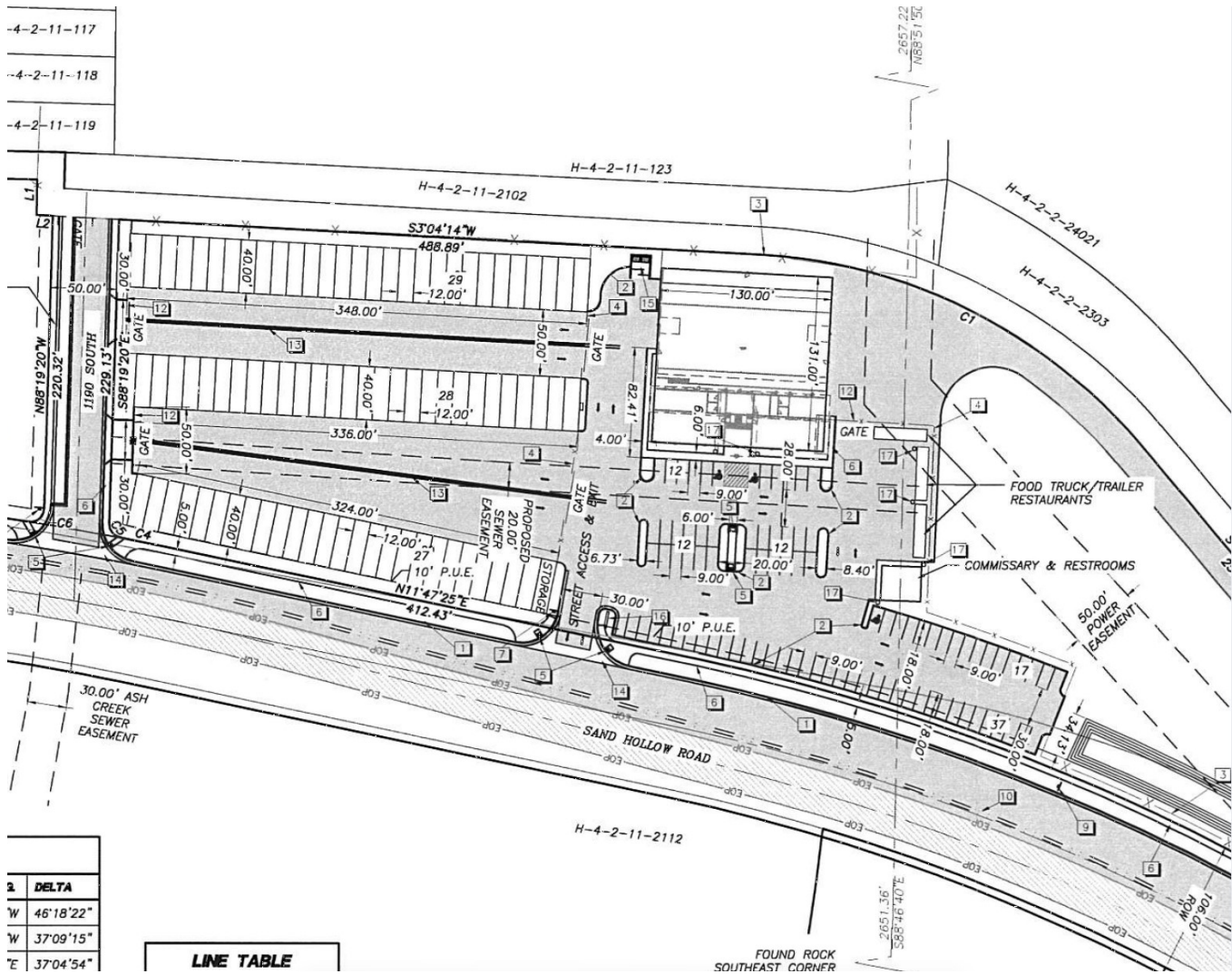


### Sycamore Village - Turf Sod Road





## Bash Facility





## CALENDAR

### **Tuacahn Saturday Market**

Every Saturday from 10 am to 2 pm at the Tuacahn Amphitheater in Ivins. Come enjoy its wonderful surroundings at our outdoor market in our beautiful red rock canyon featuring local artwork, crafts, food and free entertainment.

### **Best of Broadway**

4 Mar—10 Apr 2021

St George Musical Theater

BEST OF BROADWAY 2 is a song & dance revue like no other! Your favorite songs from great movies and stage musicals performed in succession with a live band comprised of our area's finest musicians.

<https://www.sgmusicaltheater.com/2021-season/>

### **Hurricane Mountain Bike Festival**

26—28 Mar 2021

Hurricane City Community Center

Riding bikes and having fun is what this festival is all about. There will be live bands, Utah-brews beer garden, Western Style Contests, Fashion shows, log pull contests, Dutch oven dinner, BBQs, lots of rad prizes and a chance to ride the industry's best demo bikes.

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

### **Sand Hollow Rock Rally**

31 Mar to 4 April 2021

Sand Hollow Resort

3 Day Guided Trail Ride to help visitors of Sand Hollow navigate trails without getting lost.

We have placed together a 3 day guided trail ride event for those that wish to have fun on our trails at Sand Hollow. This event is separate from the Trail Hero event. Some of the Proceeds from this event will be donated to Moab Off-Road Friendly Businesses to help with not being able to have Easter Jeep Safari for two years. It is easy to get lost, broken, or drive off trail into a dangerous situation at Sand Hollow, it is because of this fact that we are offering the event as Sand Hollow sees an influx of attendance.

[https://www.thetrailhero.com/event\\_details](https://www.thetrailhero.com/event_details)

**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 11:30 am 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).

### 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](mailto: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	224	82%
D	204	163	89%
E	259	194	75%
F	111	81	73%
G	86	67	78%
Total	1390	1109	80%

## 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.

## 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](mailto:acc@dixiespringsacc.org)

For more information, see their web site at:

[www.dixiespringsacc.org](http://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](http://sandhollowresorts.com)