

**In this issue:**

County Growth	I
Planning and Council Meetings	2-20
Calendar	21
Activities/Lot Count	22
Dixie Springs ACC Information	23
Section Captains/Community Fund	23
Sand Hollow Events	24-25

**April 2021**

# *Dixie Springs Community Newsletter*

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

## **COUNTY GROWTH**

Superintendent of the Washington County School District stated that they were able to open the schools 5 days a week. Washington County school district had an increase of over 1500 students this year. The average is an increase of 1000 students per year.

Renstrom talked. He is the general manager of the Washington County Water District.

Growth was slow until the 1970's. The growth spurt was mainly due to I-15 and air conditioning.

There are about 650,000 people in Washington County. Tax retail sales went up about 25% last year.

There is only one source of water—the Virgin river. Where is the water going to come from for all the growth? They are counting on the Lake Powell Pipeline. The County has reduced water use by 35% though conservation. They educate people and provide rebates in order to encourage people to conserve water. Ash Creek is a new

reservoir. It will cost \$60 million. In the past, the Federal Government used to pay for water projects. Now the State of Utah provides financing.

Lake Powell pipeline status. There are years of environmental impact studies. They are responding to comments. The Virgin River is out of water.

The Colorado River is a reliable source of water. Other states have used more water from the Colorado River than they are allotted. Utah is only using a small portion of their allocation. Utah is going to be more active in their Colorado River water rights. Arizona has three full time attorneys that do nothing but Colorado River rights. Utah does not have one.

The current water supply can support about 260,000 homes without water conservation. With water conservation, that could be stretched to about 300,000 homes.

The drought has taken Lake Powell down to less than 50% of capacity.

## COUNTY GROWTH (CON'T)

What happens when you reach the limit of the number of homes that the water can support? The Water District will go to each city and tell them their allocation of the water. Each city will have to decide what they will do with their water.

Some of the water in Las Vegas is coming from the Virgin River. The water authority will address this issue. All of the water for Sand Hollow comes from the Virgin river. In every other year, they

have been able to fill up Sand Hollow. This is the first year they will not be able to fill up Sand Hollow.

Utah will have to fight for the water they are supposed to get from Lake Powell. California is working to get down to their allocation—they have been over their allocation.

## RV PARK BEING BUILT NEAR DIXIE SPRINGS

Camping World has purchased all of the property owned by Nielson RV.

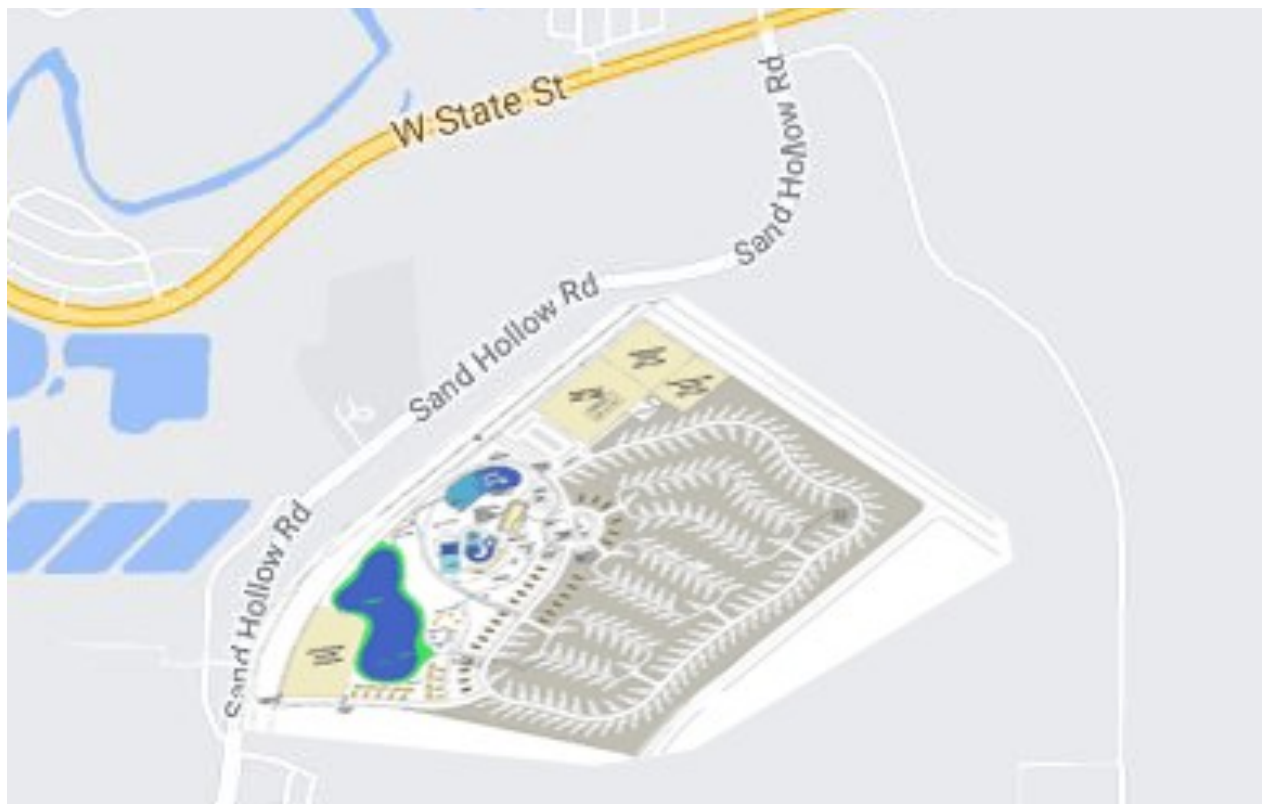
Nielson is now opening an RV park near Dixie Springs. The name of the RV park is Glampers Inn. It is a 255 site RV park. The zoning was changed to allow the RV park at a Planning and Zoning Commission meeting a few months ago. Their site plan will be reviewed by the Commission on

24 Mar 2021. Their web site is:

[Glampers Inn RV Resort @ Sand Hollow – Utah's newest luxury RV Resort!](#)

They are across Sand Hollow Road from Diamond Ranch.

This is the first of a lot of development that will be occurring along Sand Hollow Road.



## PLANNING AND COUNCIL MEETINGS

### City Council Meeting—4 Mar2021

In the subdivisions that have been approved or will be approved at this meeting, there will be 30,000 more people on the west side of Hurricane (editors note: around Dixie Springs). There will be 12,000 more people on the east or south side. There will be a need for more police and police substations.

As the lakes get more busy, the City is getting complaints about the ATV/UTVs, and the local residents cannot get into the lakes because they are too busy. As Sand Hollow Road gets wider, they need to determine if the ATVs will be able to run on the side of the road—maybe need a dedicated lane at the side of the road. There are issues with parking along Sand Hollow Road—only can park along the road in certain areas. Need to make sure the signs are clear on where you can park. If you not restrict where people can park, they park closer to the park and jump the fence to avoid the fee. That is why they have the no parking area where it is.

SR7 should be open in May. The last surface will be put on the first week in May. They are going to open it when it is completely done.

PDO application for Sand Hollow Mesa, a proposed 1022 acre mixed use development with a proposed 3660 units location south of 3000 S, and bisected by the Southern Parkway.

See images on pages 9 to 11.

The builder is not here to ask for more density but are asking to cluster the density in certain areas. The PDO allows them to do that. They want to get some commercial in the development.

The City Attorney wanted to make sure they could issue a moratorium on all building in the City and wanted that in the agreement. The City also wants the ability to increase the water impact fees.

The streets were reviewed and some changes will need to be made. Each section will be submitted with a final plan as it is being developed.

The development is near a planned interchange off SR7. See the map on page 9.

As each section is developed, they will be making changes on the next sections.

The development has more than 3000 units on over 1000 acres. It has trails that connect to Sand Mountain. It will be a nice development. Water is a concern even though the development has a green light from the water conservancy. This is especially of concern because the pipeline has been delayed. But they feel that the pipeline will happen. The Council wants to make sure if it approved, this does not prejudice other developments. This will require another police station, fire department, and maybe a school. Areas have been set aside for the city to build those types of facilities but they have not discussed who will own the land. There will be an HOA. The facilities will either belong to the HOA or the City depending on whether the City wants to take on the parks. This new proposal changed from 17% to 25% single family homes. The problem is the demand is strong for town homes with no yards to maintain.

If this was 3600 housing units, it would be a disaster for the city because of the number of people using the roads. The commercial areas help make this better. Hoping people can do a lot of their shopping in the development.

## PLANNING AND COUNCIL MEETINGS

Motion: Approve the PDO application including the staff recommendations and comments.

Unanimously approved.

Zoning map amendment request located at 1355 S 3325 W from RA-1, residential agriculture 1 unit per acre, to MH/RV, mobile home/RV. Jeremy Johnson Agent.

See page 12.

Jeremy talked. He said he was not giving up on the idea of getting sewer through Western Mortgage property. He gave some options for getting sewer to the property. One gives the buffer zone that Western Mortgage wanted.

Sewer and water issues have not been resolved. Western Mortgage has said they are not interested in providing the easement to provide sewer and water.

Jeremy asking the City to condemn the property (file a condemnation lawsuit) to provide the sewer and water if Western Mortgage refuses to provide the easement.

The City has condemned property for eminent domain. They just did it for Elim Valley for the sewer lines going out of Dixie Springs. First, they need to negotiate in good faith. If that fails, they would be sent options. If a lawsuit is filed, need to wait for a judge to rule on it. If the lawsuit succeeds, then need to compensate the landowner.

Council is concerned about the welfare of the people on Jeremy's land. The City needs to initiate communication with Western Mortgage.

The Council asked what benefit Jeremy would get if the zone change is approved now, since he

cannot do anything until there is water and sewer to the property. Jeremy said he could not work with anyone until the zoning is changed. Jeremy needs to give people a plan. Jeremy thinks Western Mortgage will work with him.

In order to pay for all of this, a developer would build homes for the people that could afford it. Jeremy wants to keep the land maintained.

He is asking for 8 acres for RV/mobile home. There was discussion that less land is needed to move the people that are there.

The Planning Commission had sent the application onto the City Council with a lot of restrictions. Some are that the whole property needs to be cleaned up, utilities brought in, illegal activity stopped, and there are no short term RV rentals.

Jeremy's problem with the businesses that are currently on the property is they have long term leases.

The City could allow Jeremy time to move the businesses off the property.

The City wrote a letter years ago telling them they needed to remove businesses from the property. There are many health and safety issues on the property. The people on the property do not have a safe and healthy place to live.

The City looked at moving people into affordable housing, but all of the affordable housing has a long waiting list. So there is no short term solution.

For some of the affordable housing, you pay a percentage of your income.

Jeremy would also support building affordable housing on the property.



## PLANNING AND COUNCIL MEETINGS (CON'T)

The zone is larger than what is needed, but Jeremy is hoping to use the extra land to generate income to pay for the improvements and maintain the property.

Made a motion that the zoning change be approved for MH for 6 acres. A development agreement is needed, and the staff comments for planning and zoning are adhered to. Unanimously approved.

Preliminary plat for Sycamore Village, a 54 lot subdivision located on Turf Sod Road and 5210 W.

See map on page 13.

Power, water and sewer needed to be addressed. They talked about the emergency roads, secondary access to the development and the issues with the existing roads.

It will take a united effort of multiple property owners to improve the road.

The comments stated they needed to resolve the utility issues.

Motion to approve the preliminary plat subject to resolution of all the planning commission, staff and JUC comments. Unanimously approved.

Approval of a grading permit Desert Sands at approximately 3000 South and Sand Hollow Road

This is the land on the west side Sand Hollow Road across from Dixie Springs Drive. There has been a lot of dirt work going on there for the development that was approved about year ago by the City Council.

See the map on page 14.

Developer has been dragging his feet on this project until the general plan was amended. They want to grade the property next to the property that has already been approved.

They are approved for phase 1 which is in the major fill area. There is a knoll in the area that is about 20 feet long. They need the fill for phase 3 and 4. Any area that is disturbed is maintained for dust control and drainage issues. There is about 10 acres for a retention pond in the low area. Most of the people that will be building the homes are living in Dixie Springs. They are building a water tower in the corner (where the fence is). They will water the disturbed sand and roll it down to crust the soil.

Motion to approve the grading permit. Motion unanimously approved.

Discussion on vacation rental enforcement

Vacation rentals are not a revenue generator.

There are lot of vacation rentals operating without a license. May be better off financially hiring a company to do code enforcement of nightly rentals.

A company (Granicus) talked to the City about their nightly rental enforcement process and cost. The Council does not think the City can do what the company proposes to do with the amount of money they are proposing. The City would spend around \$50K per year to hire this company. Should the license fees be raised to cover these costs?

Ganicus can provide an inspection service of the vacation rentals. Can check to see if they meet the fire and other safety requirements. There are several hotels that operate as AirBnBs. They also need to look as rentals of parts of homes (residential hosting).

## PLANNING AND COUNCIL MEETINGS (CON'T)

It would cost \$300 per year for a vacation rental license, and \$50 per year for a residential hosting license. They are leaning toward hiring Granicus. They will discuss at another meeting.

### **Planning and Zoning Commission, 24 Mar 2021**

A Zoning Map amendment request located at Turf Sod Rd and 5000 West from RA-1, residential agriculture 1 unit per acre, to R1-10, residential 1 unit per 10,000 square feet, to be consistent with the existing Pecan Valley development to the West. Parcel H-4-2-11-3301

See page 15.

Staff comments:

Currently, there are not adequate serves for the area. Power is limited, and there is no looped water system in the area as of right now, but one is being built. One of the other main concerns is there is only a single access in the area. The fire marshall recently inspected the west end of turf sod road and determined that it does not meet the all-weather access requirements. Staff has started to reach out to property owners and developers in the area to begin to coordinate upgrading systems. Any development will need to connect to the sewer and coordinate with Ash Creek to pay into a grandfathering clause that governs the use of the sewer line.

Pubic comments:

A resident of the area is concerned about the 10,000 ft<sup>2</sup> lots (note: same size as Dixie Spring lots). Wants larger lots. Another resident expressed the same concerns. Turf Sod Road is a small road—it cannot handle the additional traffic.

Pecan Valley has the same zoning but it has larger lots. Most lots are 1/3 acre or larger. Fire district has concern about Turf Sod road—a second way of access is needed.

The developer is looking at adding a secondary access from Dixie Springs to the south end of Pecan Valley through the SITLA land (that is the land currently being developed across Sand Hollow Road from Dixie Springs). They would improve Turf Sod Road.

There are three other applications being considered for this area in today's meeting, so Turf Sod Road needs a lot of improvements—the improvement would be done by this developer. Much of Turf Sod Road is within City of Hurricane limits. There are pieces in Washington County. The City of Hurricane does not have any short term update plans for Turf Sod Road.

Zone change unanimously recommended by the Planning Commission. Will be sent to the City Council for approval.

A Zoning Map amendment located West of Sand Hollow Road near Abbey Road from RA-1, residential agriculture 1 unit per acre, to RM-2, multi-family 10 units per acre, and GC, general commercial. Parcel numbers: H-4-2-11-113, H-4-2-11-112, H-4-2-11-111, and H-4-2-11-121.

See page 16.

The zone change is requested to allow for multifamily housing.

Applicant: Put a buffer zone between Ash Creek hay fields and the commercial property that the applicant recently purchased. Abbey Road would come into the property. Ash Creek does not want

## PLANNING AND COUNCIL MEETINGS (CON'T)

them to go into their hay field so they are planning on purchasing property so the road can go around the fields. The commercial will be out front.

Concern is if the applicant does not secure the land he needs, he will not have adequate access.

Concerned about the density next to an agriculture area and that the buffer zone is not large enough.

Applicant has been working with Ask Creek and needs to get that zoning to make it financially viable.

There are drainage issues in the area.

Approved with the requirement for a development agreement that includes a 30 foot buffer zone and drainage issues should be mitigated.

A Zoning Map amendment located at Sand Hollow Road and Canterbury Road from PC, planned commercial, to RR, recreational resort. Parcel numbers: H-4-2-11-31031 and H-4-2-11-241

See page 17.

Opposed by the farm owner near the land proposed to be rezoned. There are problems with access to the property.

Would like to keep the part along Sand Hollow Road as commercial. Change the back portion to Resort Recreational.

There are issues with access to the property.

The property will have to have at least two accesses to the property. One exists and they would have to create a second access. Ash Creek Drive would have to be improved.

The property was illegally split into two properties and that illegal split would need to be resolved.

Concern about agriculture being so close to a resort. People would complain about the farm noise and activity. The sewerage lagoons create an odor that may affect the property.

Applicant does not think the area supports 18 acres of commercial. He thinks the open space would be appealing to people looking for vacation rentals.

Question about how many RV slots and short term rentals are in the City. They are 600 short term rentals in the community (about half are illegal). There are about 700 RV spots in the community. This does not include the ones that are currently being submitted for approval. The City Council approved hiring a company to manage short term rentals. There are about 5 new RV parks looking for approval.

In a Planned Commercial Zone, they could open a hotel with short term rentals, but they would all be under one ownership. The Recreational Resort allows the selling of units individually.

Recommendation that it is approved if the development issues are resolved, there is a buffer zone, and they have an approved development agreement. Unanimously approved.

A zoning map amendment request located at approx. 4650 W Turf Sod Rd from RA-1, residential agriculture, to R1-10, residential 1 unit per 10,000 square feet. Parcel H-4-2-11-320112. Ash Creek Special Service District Applicant, Mike Chandler Agent

See page 18.

## PLANNING AND COUNCIL MEETINGS (CON'T)

This one was brought to a prior meeting, and they were asking for more density. They are now asking for the density that was recommended, which is 10,000 ft<sup>2</sup> lots (same as Dixie Springs).

They have the same issues as the other parcels in this area—need power and secondary access to the property.

Motion to recommend approval to the City Council. Unanimously approved.

Discussion and consideration of possible approval of a final site plan for Glampers Inn, a 225 Unit RV Park Located on Sand Hollow Road. Western MTG and Realty Co. Applicant, Scott Nielson Agent.

This property is across the street from Diamond Ranch Academy.

See page 19.

Glampers Inn RV Resort @ Sand Hollow – Utah's newest luxury RV Resort!

Article in the St George News:

Former Nielson RV owner announces plans for new resort project to boost local tourism economy – St George News (stgeorgeutah.com)

Changed to add water features, including a lazy river, swimming pool, water park, hot tubs. Right turn lanes off Sand Hollow Road.

Concern is about access from Sand Hollow Road. They would like to see other ways to access.

They would like to open at least part of it fall of 2021.

Sand Hollow Road will be widened to 5 lanes in phases. This will be happening in the next year.

There is a planned road on the northwest of the property and the southeast of the property and both connect to Sand Hollow Road. Second access would be good.

Motion to approve if the staff and JUC comments are addressed. Unanimously approved.

Discussion and consideration of a possible recommendation on an Amended Final Plat for Dixie Springs Subdivision Plat "A" Lots 82, 83, & 84 Amended. Richard Faddis Applicant, Marc Brown BCE Agent.

See page 20.

The purpose of this survey is to adjust the lot line and public utility easement between lots 83 and 84 of the Dixie Springs Subdivision by moving the lot line 15 feet to the west. Also, merge lots 82 & 83 of said subdivision into amended lot 83.

One person owns all three of the lots.

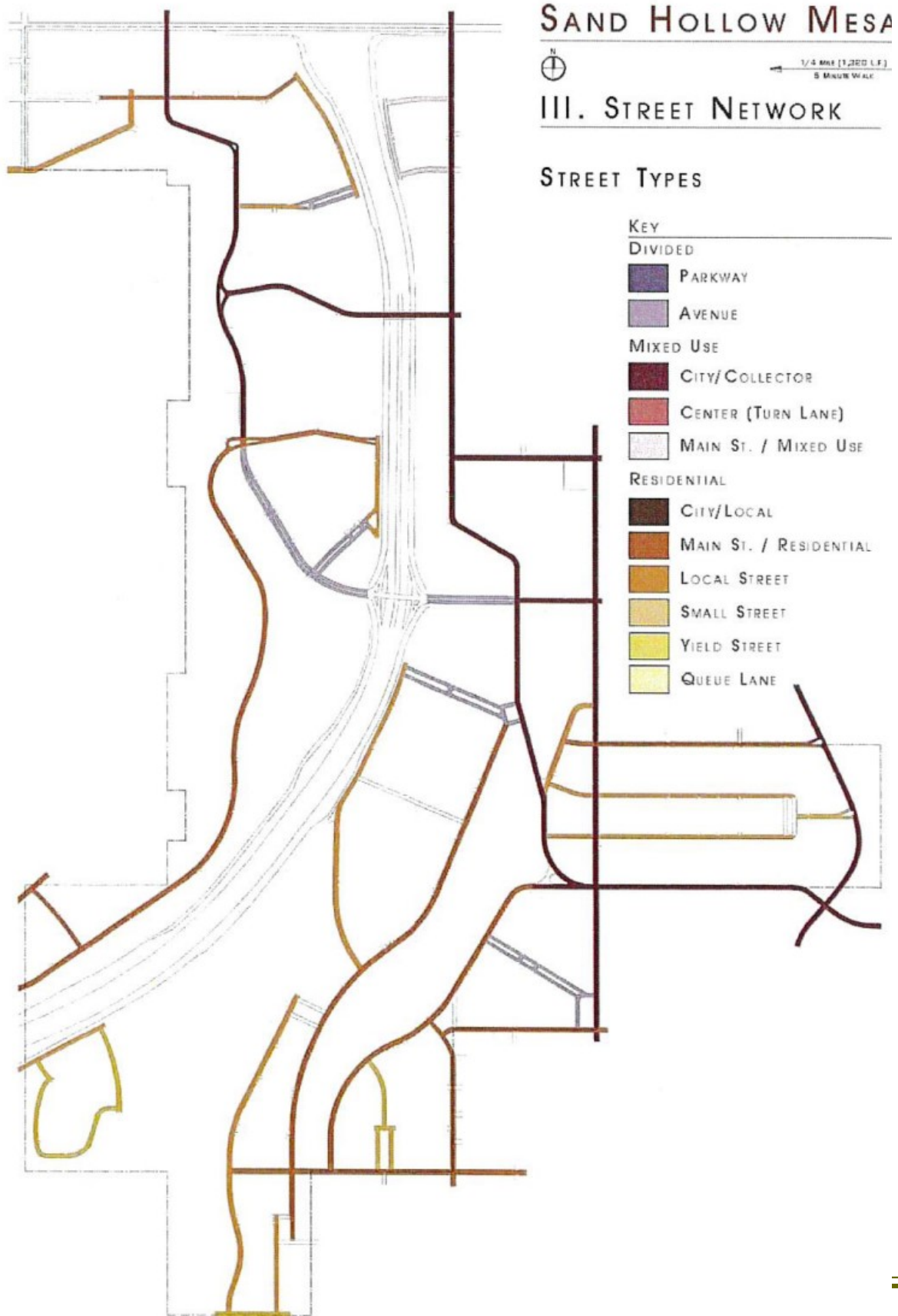
All of the new lots are at least 10,000 ft<sup>2</sup>.

Recommended they get rid of the unneeded utility easements.

Unanimously approved to send a recommendation of approval to the City Council.

PLANNING AND COUNCIL MEETINGS (CON'T)

Sand Hollow Mesa





## PLANNING AND COUNCIL MEETINGS (CON'T)

### Sand Hollow Mesa

#### PROPERTY AREA

Site Area (gross land area)	1,022.50 Ac.	(including 'east parcel' of 40 acres)	
Parkway	91.24 Ac.		
Open Land: Slope >30%	58.26 Ac.	Net Developable Land	873 ac.
Open Land	142.80 Ac.		
Developed Area	730.46 Ac.		

#### DENSITY CALCULATION

Baseline for Density	873.00 Ac.	R-1-10 Zone (assume 3.5 du /ac.)	3,056 d.u.
PDO Density Bonus (Sec. 10-23-8C)			
(see Sect. 2 Part V - Appendix #2 Bonus Density)		3,056 d.u. + 20%	3,667 d.u.

#### PROPOSED MASTER PLAN

#### 10 Mixed Use Neighborhood Area

##### Residential Program:

Primary Dwellings	328.20 Ac.	3,660 d.u.
Accessory Dwellings	(not included in density count)	277 d.u.

##### Commercial Program:

Commercial Space	59.60 Ac.	542,000 s.f.
Lodging Suites	31.50 Ac.	707 stes.
RV Parks	39.50 Ac.	711 lots

##### Public Program:

Public Spaces	78.20 Ac.
Public Building Sites	26.90 Ac.

#### OPEN SPACE

Required Open Space (PDO Ordinance) Not Applicable: there is no minimum open space required

Proposed Open Space	221.0 Ac.	25% of 873 net developable ac.
(see Sect. 3 Part IV Open Space #2 Open Space Quantities)		

## PLANNING AND COUNCIL MEETINGS (CON'T)

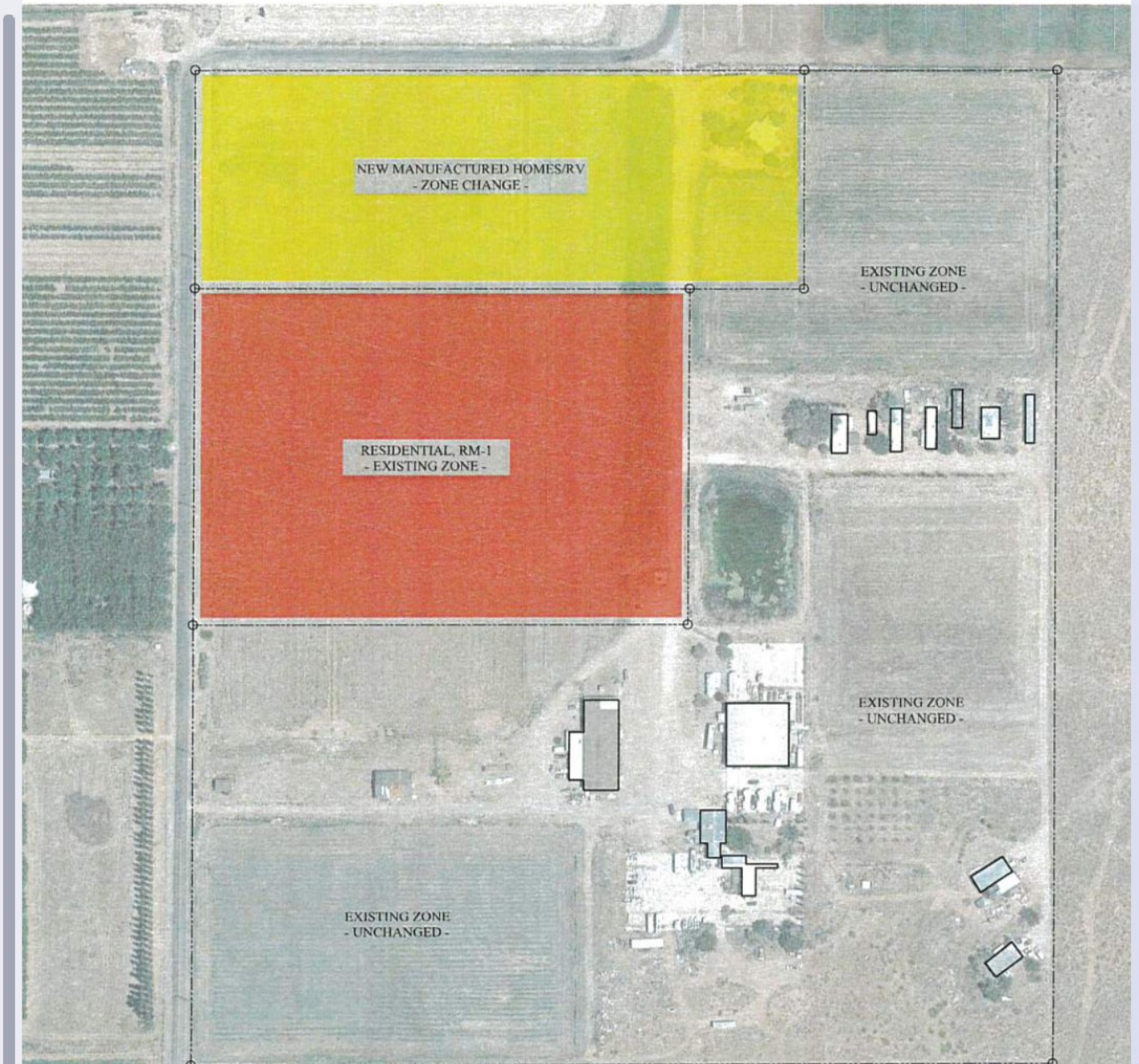
### Sand Hollow Mesa

The summary (see attached exhibit in Section 3. Part II. Master Plan Program) is for illustration purposes only.

<u>Neighborhoods</u>	<u>Dev. Area</u>	<u>Public Facility</u>	<u>Commercial</u>	<u>Residential</u> (primary)	<u>Residential</u> (accessory)	<u>Residential</u> (lodging)	<u>RV Park</u>
Neighborhood #1	110 ac.	2.2 acres	66,640 s.f.	678 d.u.	35 d.u.	144 suites	0 lots
Neighborhood #2	64 ac.	1.2 acres	29,403 s.f.	378 d.u.	25 d.u.	108 suites	0 lots
Neighborhood #3	62 ac.	4.0 acres	76,448 s.f.	375 d.u.	28 d.u.	110 suites	0 lots
Neighborhood #4	91 ac.	3.0 acres	120,160 s.f.	291 d.u.	24 d.u.	70 suites	441 lots
Neighborhood #5	92 ac.	4.0 acres	113,692 s.f.	448 d.u.	40 d.u.	60 suites	0 lots
Neighborhood #6	88 ac.	3.0 acres	31,755 s.f.	337 d.u.	24 d.u.	60 suites	270 lots
Neighborhood #7	74 ac.	3.0 acres	28,227 s.f.	400 d.u.	30 d.u.	20 suites	0 lots
Neighborhood #8	62 ac.	3.0 acres	30,187 s.f.	355 d.u.	30 d.u.	114 suites	0 lots
Neighborhood #9	49 ac.	2.0 acres	18,426 s.f.	272 d.u.	25 d.u.	0 suites	0 lots
Neighborhood #10	28 ac.	1.5 acres	20,000 s.f.	125 d.u.	16 d.u.	20 suites	0 lots
<b>Total Developed</b>	<b>730 ac.</b>	<b>26.9 acres</b>	<b>715,000 s.f.</b>	<b>3,660 d.u.</b>	<b>277 d.u.</b>	<b>707 suites</b>	<b>711 Lots</b>

## PLANNING AND COUNCIL MEETINGS (CON'T)

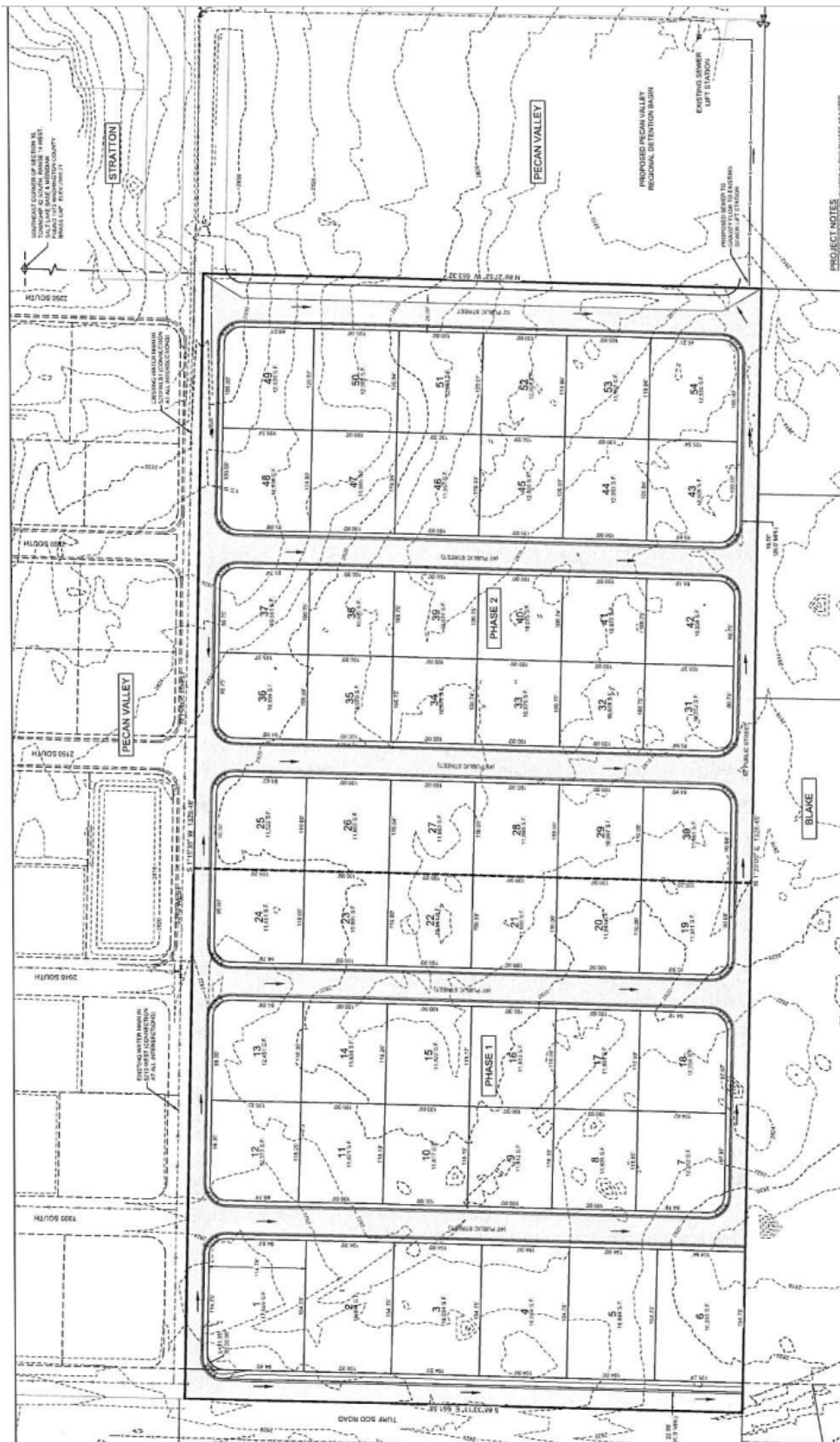
# Flora Tech Road Zone Change





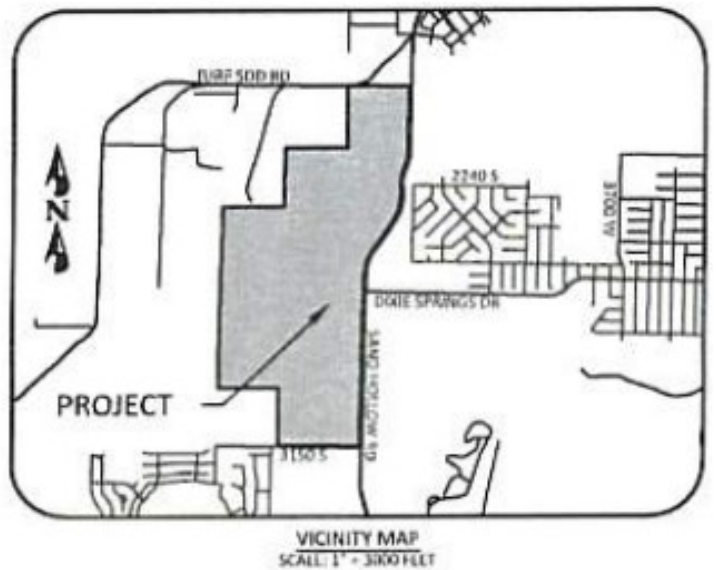
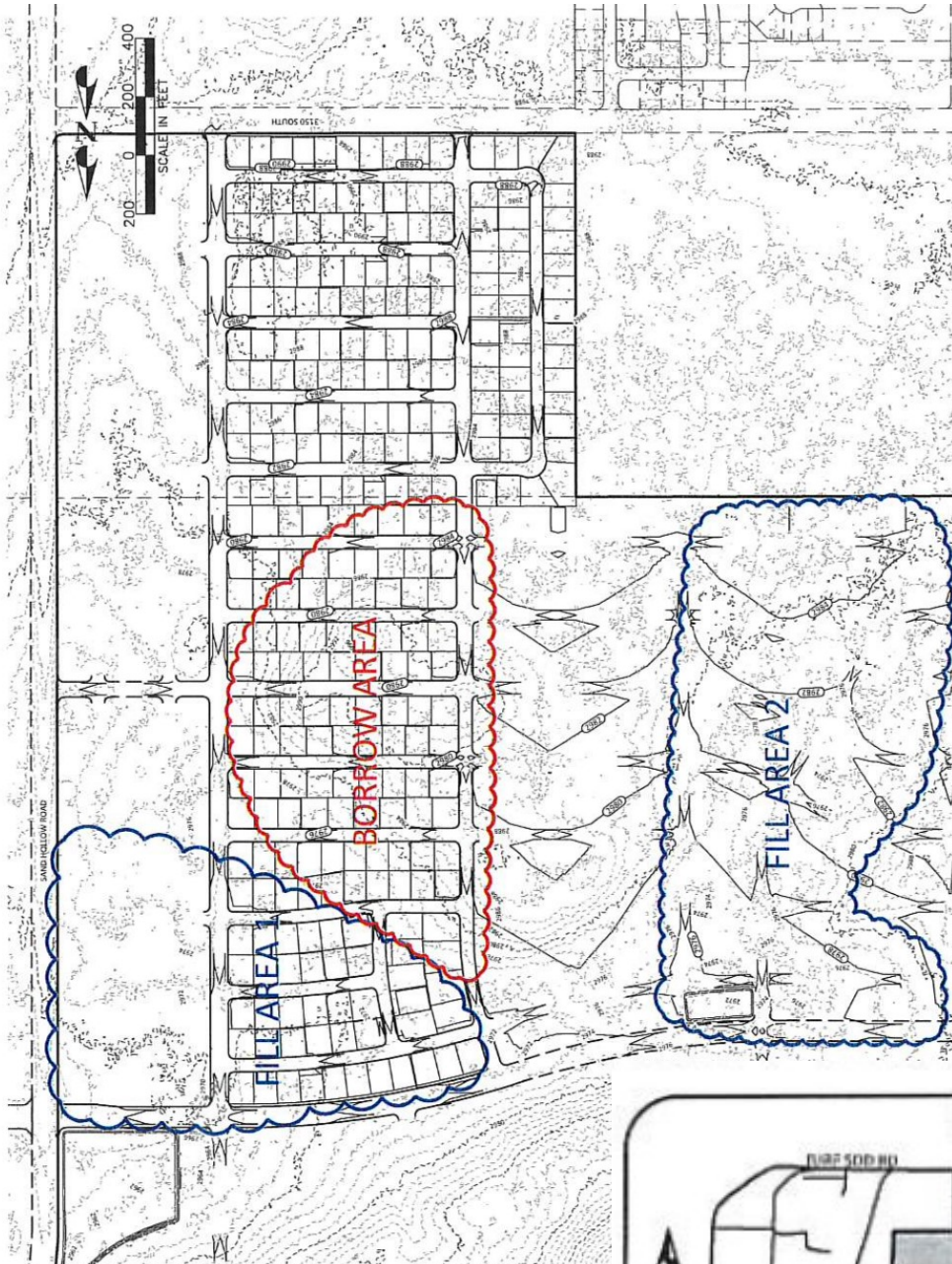
## PLANNING AND COUNCIL MEETINGS (CON'T)

## Sycamore Village - Turf Sod Road



## PLANNING AND COUNCIL MEETINGS (CON'T)

### Grading Permit





## PLANNING AND COUNCIL MEETINGS (CON'T)

### Turf Sod Road at 5000 West



PLANNING AND COUNCIL MEETINGS (CON'T)

West of Sand Hollow Road near Abbey Road





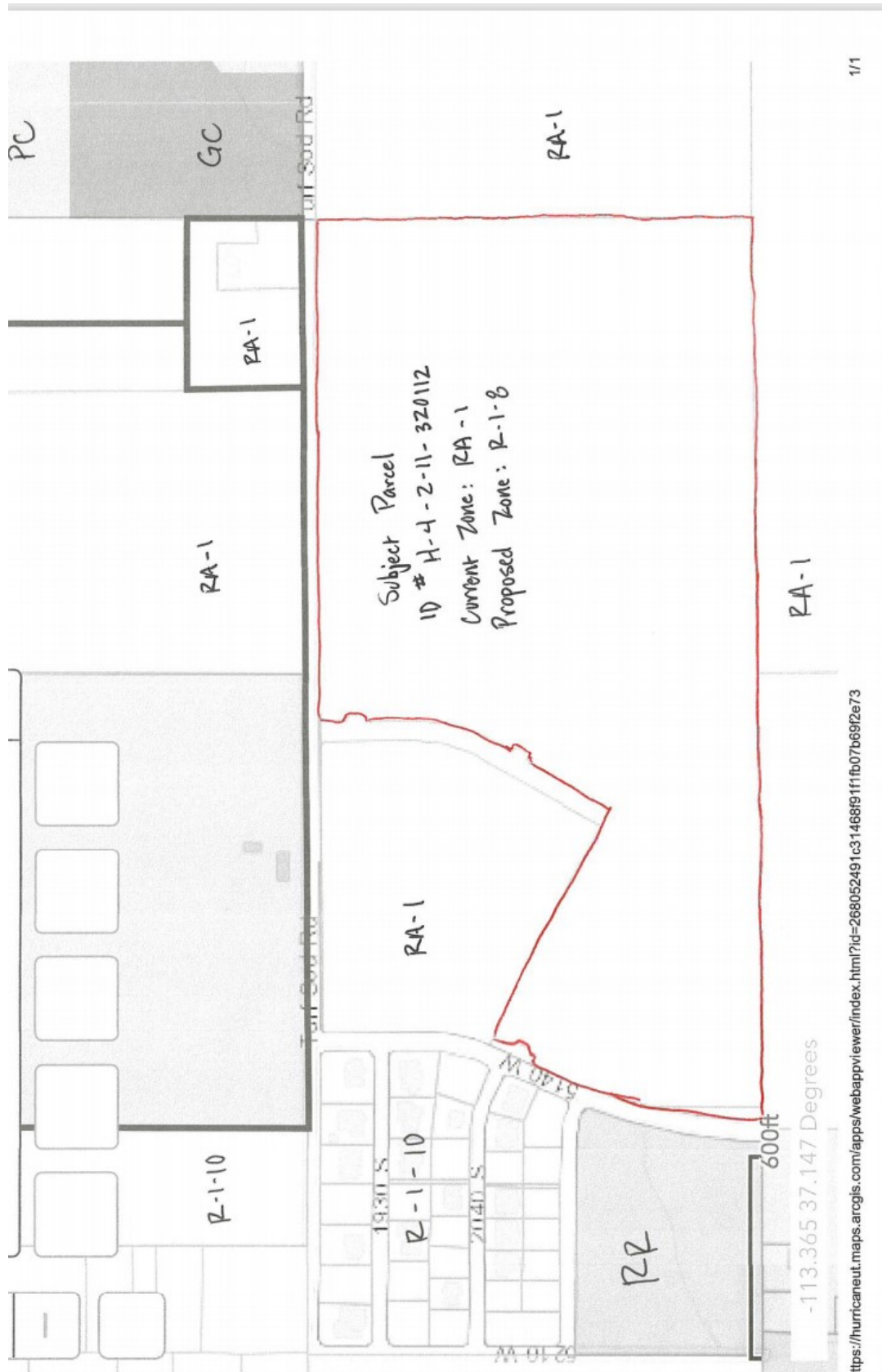
## PLANNING AND COUNCIL MEETINGS (CON'T)

### Canterbury NW of Ash Creek



PLANNING AND COUNCIL MEETINGS (CON'T)

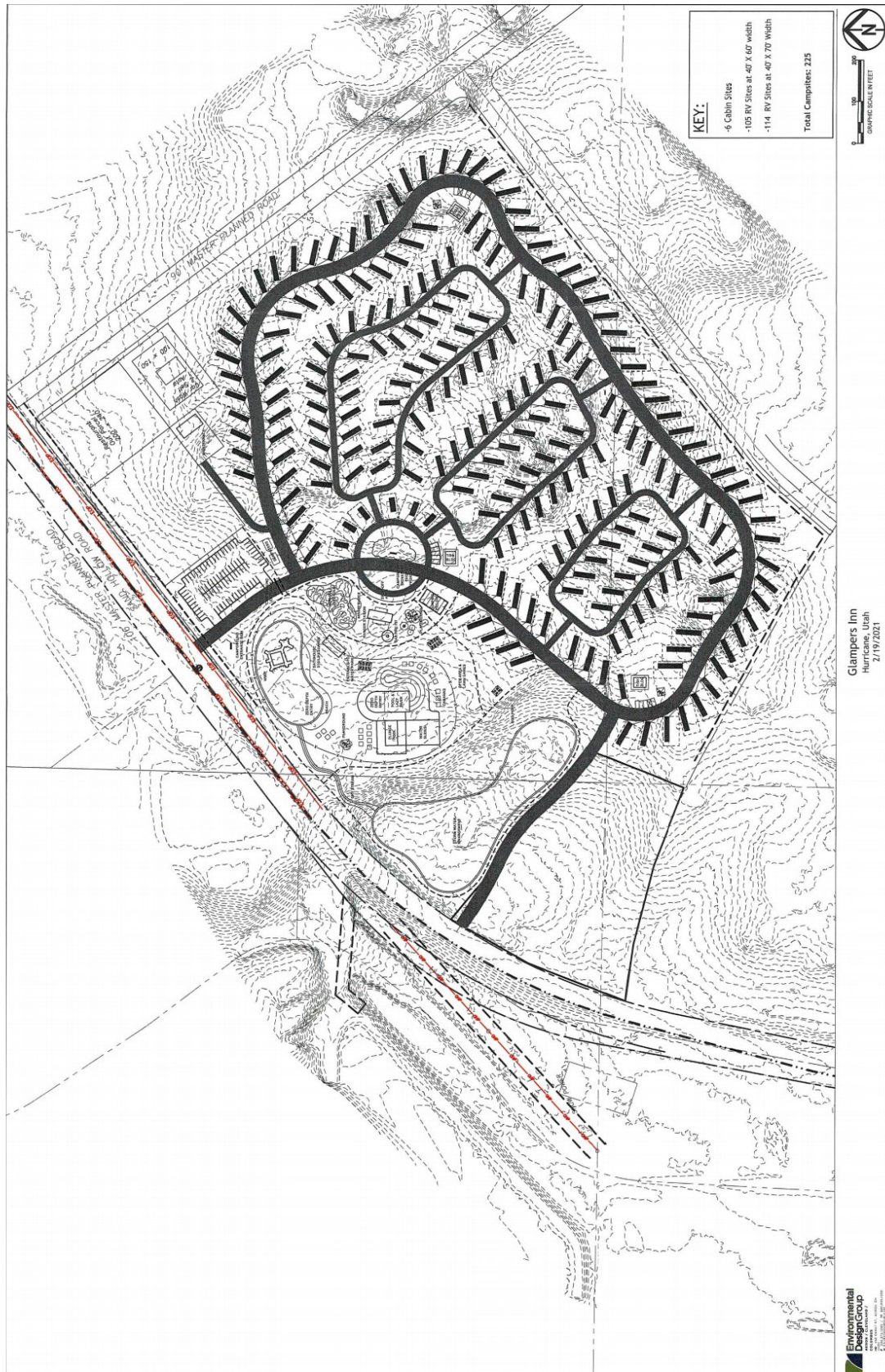
4650 W Turf Sod Road





## PLANNING AND COUNCIL MEETINGS (CON'T)

### Glampers Inn





PLANNING AND COUNCIL MEETINGS (CON'T)

Dixie Springs Lot Adjustment



## CALENDAR

### **Dixie Springs Community Garage Sale**

16—17 Apr 2021, 8 am to 2 pm

Get your personal signs ready for placement.

There will be large signs placed at the Entrances to Dixie Springs, and the mail road entrances inside the neighborhood.

There will be printed maps of the yard sale locations that can be handed out.

No contact information was provided.

### **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/>

### **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)

### **St George Art Festival**

2-3 April 2021, 10 am to 6 pm

St George Town Square

Over 100 artists juried from hundreds of entries from across the US.

### **Washington County Fair**

13—17 Apr 2021

<http://washcofair.net/>

**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](mailto: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](mailto: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!

### Weaving

Calling all weavers, spinners and “want to be” weavers and spinners! For info, see the web page at <http://www.mmawg.org/SVUtahBranch.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/>.

### Dixie Springs Rebels

Dixie Springs Rebels Cars and Coffee every Saturday morning from about 8:30 to 10:30 am (weather permitting) at Dixie Springs Park (below Sand Hollow dam). Come and hang out with other car guys and talk about our favorite rides while we practice common sense safe get-togethers. Feel free to bring your own coffee. Please be considerate of others—this is a non-smoking event.

### 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](mailto: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	196	85%
C	274	226	83%
D	204	164	81%
E	259	197	76%
F	111	81	73%
G	86	69	80%
Total	1390	1119	81%

## 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

OUTDOOR YOGA IS BACK along with BINGO NIGHT

see below for all the weekly events at Sand Hollow Resort

Tuesday: Taco Tuesday all day

Wednesday: Bingo Night every other Wednesday starting at 6:00pm - check out our Facebook page at Sand Hollow Resort

Thursday: Karaoke Night starting at 7:30pm

Saturday: Outdoor Yoga starting April 10th at 9:00am

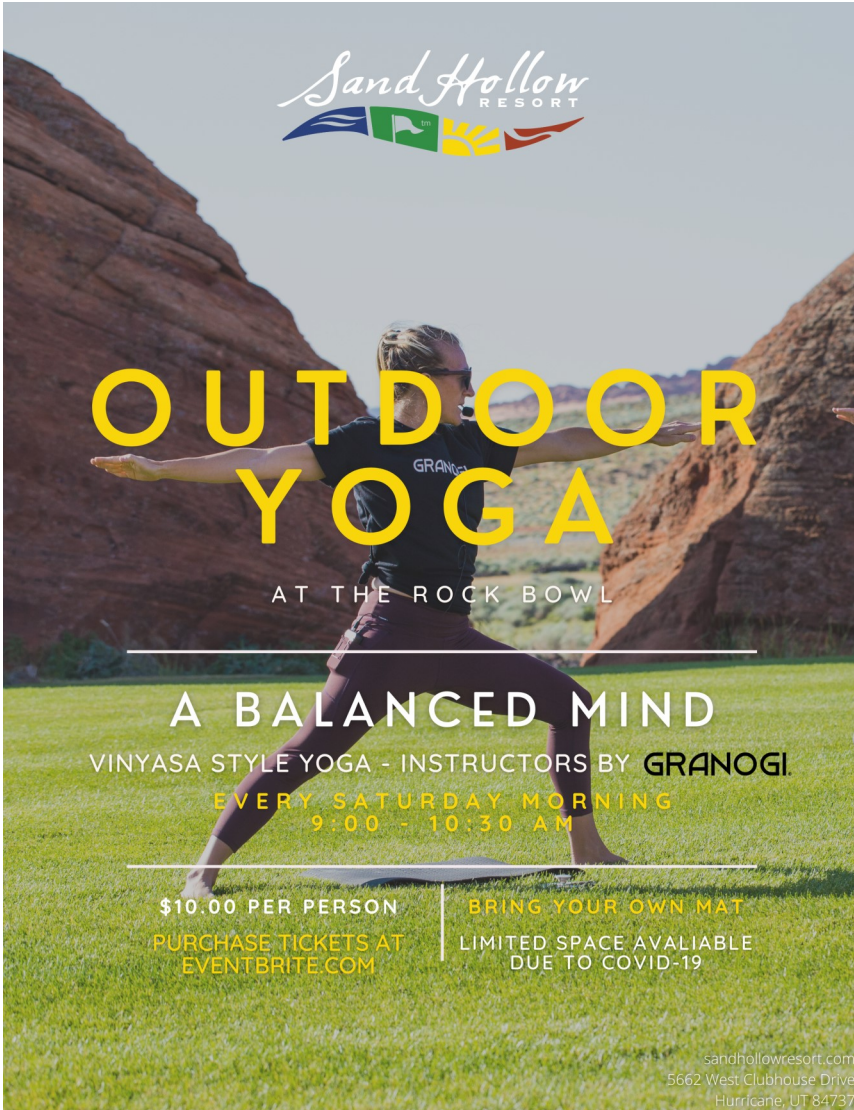
Saturday: Live Music at the Grille starting at 8:30pm - check out our Facebook page at Sand Hollow Resort to see who is playing

### SUNSET CONCERTS ARE BACK

The Sunset Concert Series are back at the Sand Hollow Resort Rock Bowl

See below for the Line Up. Our amazing bands are playing all the way up to October!

Bigger and Better than last year, you won't want to miss this!

A promotional poster for outdoor yoga at Sand Hollow Resort. The background is a photograph of a person in a yoga pose on a green lawn, with red rock formations in the background. The Sand Hollow Resort logo is at the top. The text 'OUTDOOR YOGA' is in large yellow letters, followed by 'AT THE ROCK BOWL' in smaller white letters. Below that is 'A BALANCED MIND' in white, then 'VINYASA STYLE YOGA - INSTRUCTORS BY GRANOGLI' in white. The schedule 'EVERY SATURDAY MORNING 9:00 - 10:30 AM' is in yellow. At the bottom, there are two columns of text: '\$10.00 PER PERSON PURCHASE TICKETS AT EVENTBRITE.COM' and 'BRING YOUR OWN MAT LIMITED SPACE AVAILABLE DUE TO COVID-19'. The bottom right corner has the resort's website and address.

**Sand Hollow**  
RESORT

**OUTDOOR  
YOGA**

AT THE ROCK BOWL

**A BALANCED MIND**

VINYASA STYLE YOGA - INSTRUCTORS BY **GRANOGLI**

**EVERY SATURDAY MORNING  
9:00 - 10:30 AM**

**\$10.00 PER PERSON**  
PURCHASE TICKETS AT  
EVENTBRITE.COM

**BRING YOUR OWN MAT**  
LIMITED SPACE AVAILABLE  
DUE TO COVID-19

sandhollowresort.com  
5662 West Clubhouse Drive  
Hurricane, UT 84737





# 2021 SUNSET CONCERT SERIES



**80S ROCK BAND LIVE AT THE  
SAND HOLLOW RESORT ROCK BOWL**

**FRIDAY APRIL 23RD, 2021**

**DOORS OPEN AT 6:30PM  
CONCERT 7:30PM - 9:00PM**

BRING YOUR OWN CHAIR OR RENT FROM US  
NO COOLERS OR OUTSIDE  
FOOD AND BEVERAGE PERMITTED

COVID-19 RESTRICTIONS APPLY | LIMITED SEATING

**TICKETS: \$30.00  
PER PERSON**

INCLUDES \$10.00 VOUCHER  
TOWARDS FOOD AND BEVERAGE

**PURCHASE TICKETS AT  
EVENTBRITE.COM**

**NO TICKETS SOLD AT  
CONCERT ENTRANCE**



[closuretheband183.bravesites.com](https://closuretheband183.bravesites.com)

[sandhollowresort.com](https://sandhollowresort.com)

435-656-4653

5662 West Clubhouse Drive

Hurricane, UT 84737