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**August 2021**

# *Dixie Springs Community Newsletter*

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

## **SECOND FRIDAY CONCERTS IN THE PARK**

A resident of Dixie Springs is organizing concerts in the Dixie Springs Park. The concerts will be the second Friday of each month starting 13 August. The concert will be from 6 to 8 pm.

Bring chairs and/or blankets. You can also bring brown bag food.

Let's support our local talent!!!

There is a suggested donation of \$5 per adult, and kids are free.

River House Band of Dixie Springs will kick the series off on 13 August. They play country, blues, southern and classic rock. You can get more information about the band at:

[River House |](#)  
[ReverbNation](#)



## CITY OF HURRICANE MUNICIPAL GENERAL ELECTIONS

In 2021, the residents of Hurricane will be voting on:

The mayor (4 year term)

Two City Council members (4 year terms)

The following people are the candidates for mayor:

- Nanette Billings, billings@cityofhurricane.com, 435-680-2757
- Kevin Tervort, kdtervort@gmail.com, 435-680-4835

The following people are candidates for the City Council:

- Travis R. Christiansen, trc51@hotmail.com, 435-674-2564
- V. Douglas Heideman, dheideman64@gmail.com, 435-862-6968
- Brian Hawkins, baeconstruction@hotmail.com, 435-773-5744

- David M. Hirschi, hirschid@churchofjesuschrist.org, 435-313-3310
- Darin D. Larson, darin.larson10@gmail.com, 435-619-1065
- Kevin D. Thomas, kdthomas@infowest.com, 435-229-0462

The Spectrum conducted an interview on the candidates for mayor. You can see it here:

[Utah elections 2021: Hurricane mayoral candidates answer questions \(thespectrum.com\)](https://thespectrum.com/utah-elections-2021-hurricane-mayoral-candidates-answer-questions)

There will be a primary election on Aug 10. It will be a mail in election only and everyone will get the ballot in the mail approximately 30 days before the election.

The general election will be Nov 2.



## PLANNING AND COUNCIL MEETINGS

### Planning Commission—23 Jun 2021

Zone change amendment request located at approx. 1200 S Sand Hollow Road from GC, General Commercial, to RM-2, multi-family 10 units per acre, which will align with the current zoning to the property to the west.

See page 9.

The property is adjacent to Sand Hollow Road. It is near the intersection of Sand Hollow Road and Abbey Road. The development will match the townhomes to the west.

Last October, the current zoning was approved. The area used to be the home of Elim Valley. It was RI-10 PDO zoning. The project went bankrupt and then fought in the courts. In Jan 2020, the City Council gave preliminary approval of the current agreement if the court issues are resolved. The court issues were not resolved until Oct 2020. The agreement was negotiated between the City and the property owners. The City's goal was to provide a variety of uses. General Commercial was expanded in April 2021—this property was rezoned to General Commercial (GC).

Since the agreement, the property owners have changed. The new owners asked for the zone change to GC in April. The owners have now changed what they want for zoning.

The property falls within the areas where the City wants to see commercial.

The staff thinks it is too soon to ask for a rezone request. Commercial will be needed and should be kept.

The Planning Commission does not want to

change the zoning just after the changes were made and the new General Plan was recently approved, and commercial is needed.

Recommendation to the City Council to disapprove.

Discussion and consideration of approval of a preliminary site plan for Pecan Valley Resort, a 222 Unit Recreation Resort located at 5200 W 2500 S. Chris Wyler Applicant, Civil Science Agent

See pages 10 and 11.

This is a resort development. It will have a club house, pickleball courts, lazy river, and a pool.

Staff comments, The clubhouse and pool need to developed as part of the first phase. The units need to be a minimum of 30 feet wide.

The developer stated that if they need to, they can meet the 30 feet minimum width. That would decrease the number of units to about 185.

The development is part of the new Desert Sands PDO (Planned Development Overlay). They will be working to get a second access.

There should be enough parking at the club house to meet ADA standards and for those people that work there. There needs to be two parking spaces per unit. There is no requirement for guest parking. The developer is looking at purchasing property for guest and RV parking.

Turf Sod Road and Sand Hollow Road will need to be improved. It will be done by the City with impact fees or partnering with developers.. The applicant will need to provide a full traffic study for the project.

There are 222 units in the first phase. The next

## PLANNING AND COUNCIL MEETINGS

phase is about 160 units, plus about 39 estate lots.

Planning Commission encourages the developer to add guest parking.

Approved subject to staff and JUC comments, and providing a phasing plan.

Discussion and consideration of an approval of a Preliminary Site Plan, Sand Hollow Townhomes, a 61-lot townhome subdivision, located at 1200 S and Sand Hollow Road. Bob Hermandson Applicant, Bush & Gudgell, Inc

See pages 12 and 13.

They have reviewed the staff comments and are comfortable they can meet all of them. They will be adding a phasing plan in time for the City Council meeting. They are working with Ash Creek—they are working through the zone change and the buffering. There will be an extension of Stringham Road. The developer is open to any of the options to connect to the road.

The townhomes are 1650 ft<sup>2</sup>, 3 bedrooms and 2 car garages. The driveways are about 25 feet long. The backyards will be between 10 and 25 feet.

Approval subject to staff and JUC comments.

### RV Parks in Hurricane

Some sites that were originally planned as all RV parks now are a mixture of RVs, mobile homes and park models.

There are approximately 1200 RV spaces in Hurricane. Many have been recently approved. Quail Lake Estates is not included in those numbers because the development is all mobile homes.

There was an increase in the sales of the RVs last year and people in RV sites because of COVID.

The City is looking at limiting the addition of RV sites since there are so many already. The City currently has combined mobile home/RV zoning. The City is looking at changing the zoning so that RV parks are separately zoned from mobile homes.

RV parks are good tax generators. That is because they are taxed like hotels.

There is a lot of boondocking going on in the City.

RV parks have a little higher impact than hotels because of the increase in traffic. They generate income for the City. RV parks are very popular.

Issue is having RV parks as part of commercial zones.

### **City Council Meeting—I Jul 2021**

It is very difficult to hire police officers. Salt Lake City realized that the defunding of police was not a good idea, so they are hiring police officers with a significant increase in salary.

They are planning to have a citizen's academy in the fall. It will be few hours one night a week. The citizen's academy provides an 'inside look' at the overall operation of the department. Through the information provided and the education therein, promote a better understanding of how and why the department operates as it does.

The Fire District is also having a hard time recruiting new people. There are 82,000 jobs listed in Washington County. There are not enough people in the area available to fill the jobs.

The City has received a letter from Perry Homes referring to a statute. The statute states that they



## PLANNING AND COUNCIL MEETINGS (CON'T)

must get reply for an application within 14 days or no further review is required. They claim an application for townhomes was not replied to in 14 days so they are moving forward. The Planning Commission stated they got back with them verbally. Also, the statute states that they need to submit a complete application. The Perry application was not complete so the City stated that the application was not complete and they cannot move forward. The City will send Perry Homes a letter that they cannot start building.

### Ordinance amending Title 3, Chapter 10

This is the short term rental ordinance.

The ordinance was changed to allow nightly rentals in areas zoned for them.

Enforcement provisions were also added. If a home is being used as a nightly rental without first obtaining a license, they can be fined up to \$750 for each violation. They are also removed from the waiting list for a nightly rental license.

Zone change amendment request located at approx. 1200 S Sand Hollow Road from GC, General Commercial, to RM-2, multi-family 10 units per acre, which will align with the current zoning to the property to the west.

See page 9.

This is west of Sand Hollow Road and Abbey Road.

They thought they would do townhouses next to the Sand Hollow Townhomes and put the commercial in another area. That way all the townhouses would be together.

They were thinking about commercial in land to

the north of it.

The Planning Commission does not recommend that the change be approved. The current zoning was approved so that the area offers a mixture of uses, including commercial areas. The area will likely be home to around 30,000 people at full buildout, and commercial space will likely be needed.

The Planning Commission denied the change for a number of reasons. One was because of the general plan zoning. With the amount of development in the area, commercial is needed and they wanted the parcel to remain commercial. Another reason was the current zoning was established in the last year at the request of the applicants. They did not want to change the zoning again in such a short amount of time.

The Council discussed this. When the zoning is changed from commercial you are losing a tax base. Also the zoning should not be changed so soon. Also, there is already multifamily there. There is a need for commercial there.

Glampers Inn reserved 3 acres for commercial.

The zone change amendment request was unanimously denied.

Possible approval of a preliminary plat for Pecan Valley Resort, a 222 Unit Recreation Resort Subdivision located at 5200 W 2500 S.

See pages 10 and 11.

This is 24.87 acres. The Planning Commission recommended approval subject to staff and JUC comments including that a phasing plan be provided, and the units are a minimum of 30 feet wide.

They have the needed water loop installed. They

## PLANNING AND COUNCIL MEETINGS (CON'T)

have worked out the power and a secondary access. They meet the 30 foot width.

The Planning Commission wanted to be sure that the club house and pool are included early in the project. Currently, within the recreational resort zoning, the minimum lot width and/or project frontage is 300 feet frontage and 30 feet unit. There was a recent code change that had the intent of changing the standards for the recreational resort zoning to 25 feet, but that zone was accidentally not included in the change. The Council could continue the item until the code is changed. The Council could approve if it meets the standard. Or the Council can approve the 25 foot width with the understanding the standard will change.

Approved with the 25 foot unit approval based on the Planning Commission changing the ordinance and recommending that change to the City Council.

Possible approval of a preliminary plat, Sand Hollow Townhomes, a 61 lot townhome subdivision, located at 1200 S Sand Hollow Road.

See pages 12 and 13.

The property is 6.18 acres.

The Planning Commission recommended approval if all the comments are addressed. There are comments about the availability of water and sewer, meeting setback requirements, provide 2 parking spaces per unit, provide secondary access, further develop Sand Hollow Road and provide right turn pockets, get power improvements.

There were comments about the north access to the property. Ash Creek requested that they

move the road and they will work with Ask Creek on that. Therefore, there will be a number of changes to the layout as shown to the Council.

They will be building in three phases.

They will be long term rental townhomes.

Approved.

The Dixie Springs splash pad was recently repaired.

### 8 Jul 2021 Planning Commission Meeting

Discussion and consideration of approval of a conditional use permit for an accessory building of greater height and size, located at 3560 W 2470 S. Tim and Lita Harrison Applicants, Aaron Allred Agent.

30' x 60' detached garage. Need more storage. Stucco and stone façade. It is taller than 16 feet maximum and larger than 1200 ft<sup>2</sup>. It is currently a vacant lot. Question about the whether the ACC needs to first approve. The City does not enforce the CC&Rs in Dixie Springs. They will need to get a separate approval from the ACC.

Lot C-153

Unanimously approved.

### 15 Jul 2021 City Council Meeting

There are 6 full time positions open and some part time positions.

Because of the increase in home costs in Utah, an individual has to earn at least \$21.20 per hour to stay in Utah.

The West well is on Dixie Power. They want to purchase a backup generator for it. They received a partial grant for the generator. It should be delivered the end of September.

## PLANNING AND COUNCIL MEETINGS (CON'T)

With the water shortage, and delay of the Lake Powell Pipeline and the growth, they need to adopt the standard that requires a secondary water system for all developments. That way culinary water will last twice as long. (Secondary water system is a wastewater reuse irrigation system).

The citizens of Hurricane have been complying and not using fireworks.

There are 10 to 20 building permits per week.

Discussed adopting the updated City Design Standards for the requirement of installation of secondary water systems in all new developments.

This will not affect already developed lots.

New requirement:

Secondary Water System Requirement: Secondary water systems shall be required in all new subdivision and developments of three (3) or more residential units and all commercial and industrial development. Properties seeking to build on a fully developed lot that do not have access to secondary water shall not be required to install a secondary water system. If irrigation water is not available, a dry system shall be installed. Irrigation systems shall be designed for appropriate flow and pressure, and a hydraulic model may be required by the City prior to plan approval.

All proposed developments are required to provide secondary water system if secondary water can be provided at the time of development, including residential developments under three units or if a single building lot is seeking a single building permit.

In areas where secondary water system is unlikely to develop, the property owner may have the installation of a secondary water system requirement waived by the City Council with a recommendation by the Water Board. A condition of waiver if these standards shall be conditioned in the applicant shall commitment to xeriscape landscaping within the proposed development through a development agreement and through code, covenants and restrictions (CC&Rs).

Unanimously approved.

### Power Discussion

They need more power in order to keep up with the growth. They discussed the additional power needed to support the area.

Resolution to increase up to 20,000 kilowatt hours.

### Power Rate Increase

Motion to continue. Look at increasing the rate in November. (Note: Dixie Springs is part of Dixie Power so that City of Hurricane rate increase does not effect Dixie Springs).

### Grading permit for Glampers Inn

They are trying to get the roads within the PID area approved before they give the approval for Glampers Inn to proceed. They want to get the land ready to go when they get approval to proceed. There are 130,000 yards of dirt to move. There is a lot of rock. They will need to do blasting. They are willing to put a \$310,000 cash reclamation bond with a written agreement that no development will be done until they get the necessary approvals. They have a water supply for dust mitigation.

The development depends on infrastructure that is

## **PLANNING AND COUNCIL MEETINGS (CON'T)**

provided by the PID. One problem is they do not know if the plans that Glampers Inn would align with what the PID will provide as far as access and infrastructure.

If a grading permit is given to Glampers Inn, then other developments that are waiting for the PID can also ask to grade their developments.

Motion to issue a grading permit based on an agreement that no infrastructure will go in, they will provide a bod, and they meet with the staff and get an agreement with the staff.

## **DIXIE SPRINGS IN 2014 (!)**



## **NIGHTLY/VACATION RENTAL COMPLAINT HOTLINE**

The City of Hurricane has hired a company to manage nightly/vacation rentals. There is a 24/7 hotline to report any violations and/or complaints regarding nightly/vacation rentals. You will need to know the address of the property.

You can call:

714-650-8685

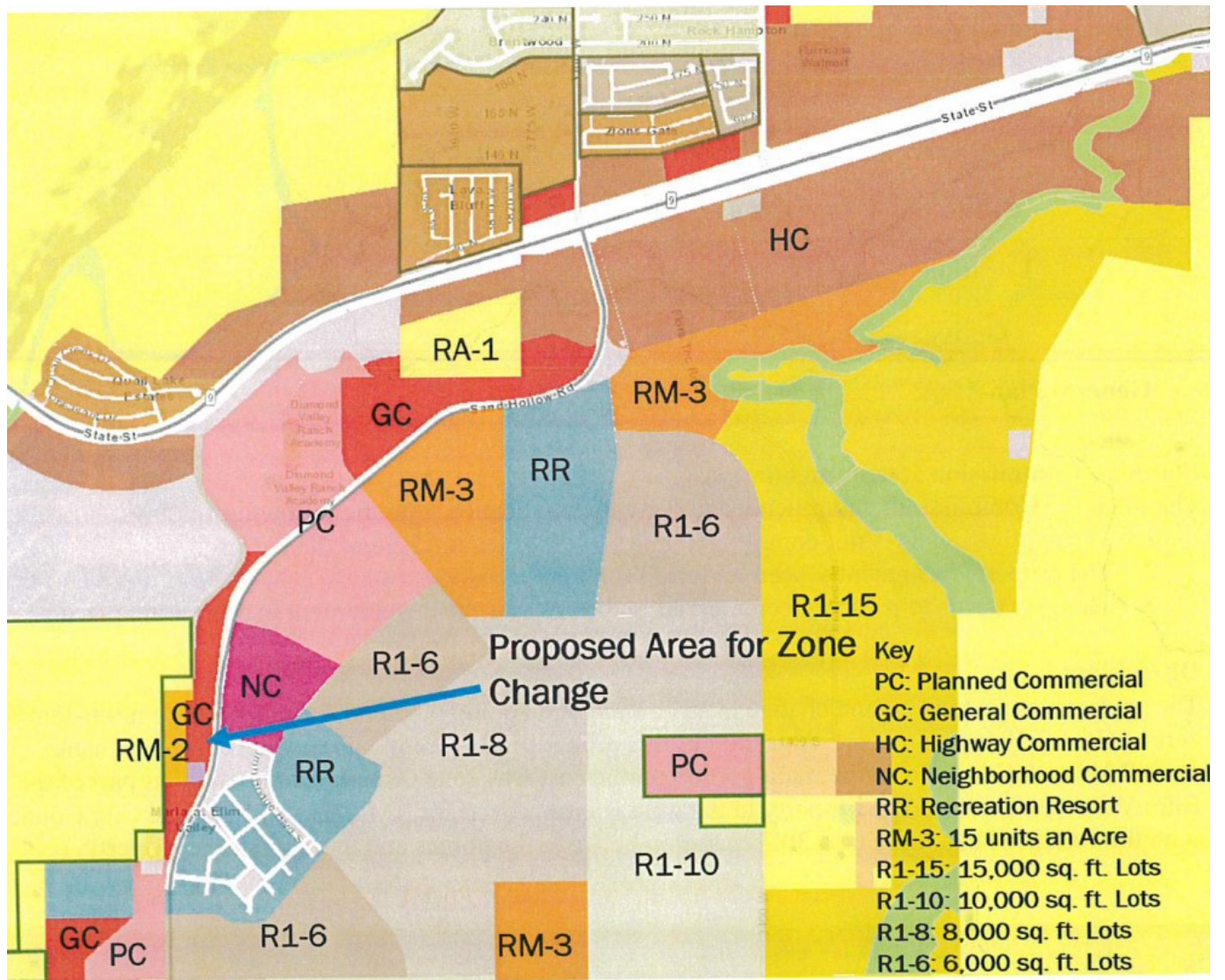
Or use this web page:

<https://secure.hostcompliance.com/tips>



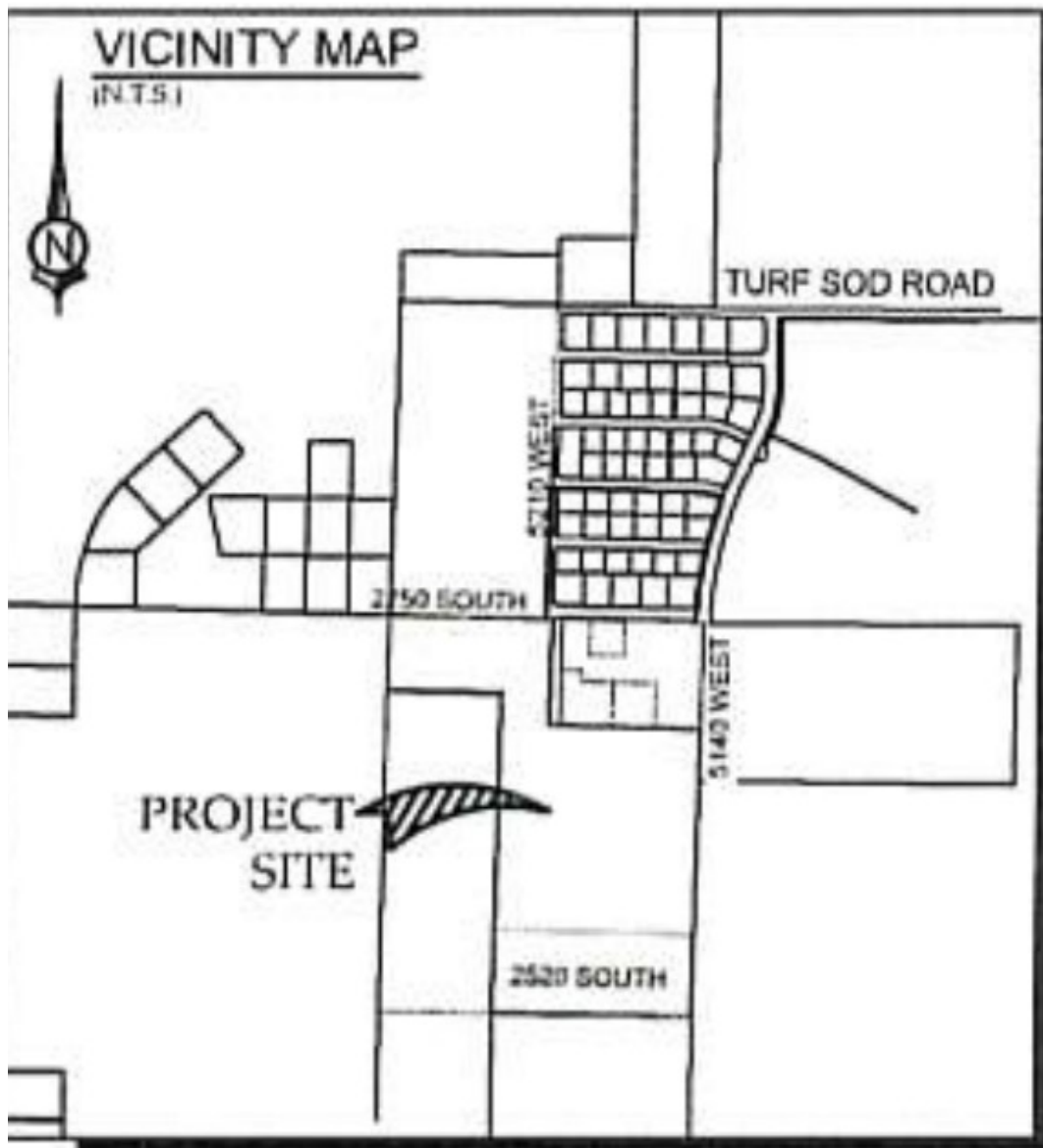
## PLANNING AND COUNCIL MEETINGS (CON'T)

### 1200 Sand Hollow Road



PLANNING AND COUNCIL MEETINGS (CON'T)

Pecan Valley Resort



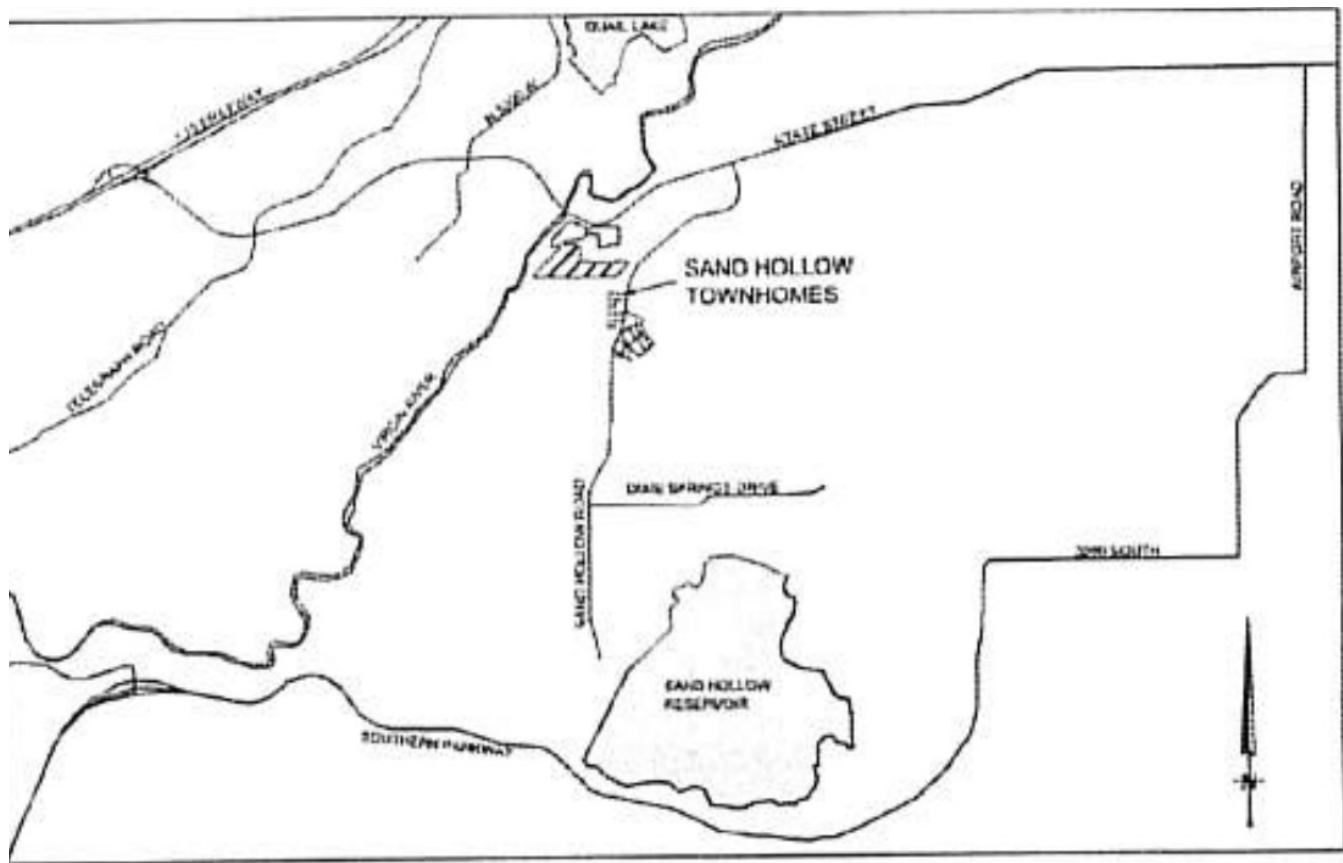


# Pecan Valley Resort



PLANNING AND COUNCIL MEETINGS (CON'T)

Sand Hollow Townhomes



VICINITY MAP  
N.T.S.



# Sand Hollow Townhomes



## CALENDAR

### First Friday

6 Aug 2021, 6 pm until midnight

The first Friday of every month, Legacy Park in Hurricane comes alive with food trucks, beer gardens, vendors, live music and bounce houses.

### Hurricane Farmers Market

7, 14, 21, 28 Aug 2021, 9 am to noon

Hurricane City Community Center, 100 W 100 S. Hurricane Valley is full of talented farmers, bakers, and crafters who have local produce and homemade goods. The Hurricane Farmers Market runs May-Oct from 9 am to 12 pm every Saturday and is located on the front lawn of the Hurricane Community Center.

### Hurricane City Concert in the Park

Pioneer Park, 8 to 9 pm, free concerts. Bring your chairs and/or blankets.

5 Aug, "Way Off Broads" (great group).

19 Aug. Just Barely

2 Sep. Red Dog Acoustic.

16 Sep. Carolyn Murset.

### St George Summer Movie Series

The Town Square becomes a movie theater on the 2nd and 4th Fridays of June through August. Classic movies will be shown at the big screen under the stars. Bring a blanket and/or lawn chair and goodies. Movies begin as dusk.

13 Aug, Rudy. 8:29 pm.

27 Aug, Beautiful Day in the Neighborhood. 8:11 pm

### Hurricane/LaVerkin Summer Movie Series

14 Aug 2021—"Raya and the Last Dragon", 63 S 100 W, Hurricane Community Center

All movies begin at 9:30 pm

### Concert in the Park

Vernon Worthen Park

9 Aug 2021, 7:30 pm to 9:30 pm

Chris Anderson, "The Singing Busboy"

The Concert in the Park Series is a celebration of wonderful music, open parks, and family celebration. Park seating is available. Families are welcome to bring blankets, lawn chairs, and food. The concert series is FREE.

### Historic St George Live!

Meet Dixie's famous pioneers as they come alive and describe living here at the turn of the century. Entertaining and educational for everyone. Starts at the St George Art Museum, 47 E 200 N Main. \$5 per person. Kids 5-11: \$3. \$ and under are free.

Thursday, Friday and Saturday at 10 am through 28 Aug 2021.

**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 7:30 am to 9:30 am—note the change to summer hours (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	187	83%
B	231	197	85%
C	274	229	84%
D	204	166	81%
E	259	202	78%
F	111	83	75%
G	86	71	83%
Total	1390	1135	82%

## 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

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

Come join us at the Sand Hollow Resort Grille for Southern Utah's newest Night Life Venue

Last Call Night Life Event— DJ Lex is performing | 9:30pm – midnight | \$5.00 drinks and full menu

available. Every Friday night.

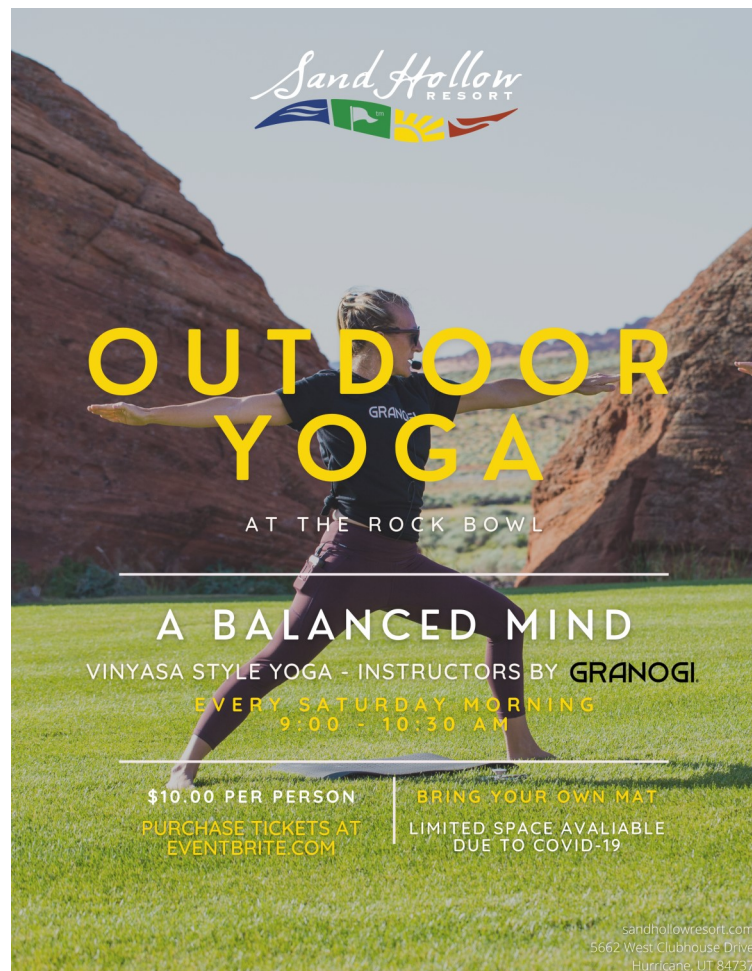
#### SUNSET CONCERTS ARE BACK

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

7 Aug 2021, \$10, JR and the Mulberries Live, 7:30 pm

27 Aug 2021, Details not available

Contact Sand Hollow Resort at 435-656-4653 with any questions!



*Sand Hollow*  
RESORT

**OUTDOOR  
YOGA**

AT THE ROCK BOWL

**A BALANCED MIND**

VINYASA STYLE YOGA - INSTRUCTORS BY **GRANOI**

EVERY SATURDAY MORNING  
9:00 - 10:30 AM

**\$10.00 PER PERSON**  
PURCHASE TICKETS AT  
[EVENTBRITE.COM](https://www.eventbrite.com)

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

sandhollowresort.com  
5662 West Clubhouse Drive  
Hurricane, UT 84737