

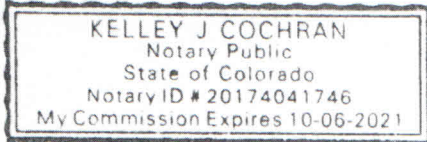
APPLICANT INFORMATION		
Date: May 31, 2019		
Name: Sugarloaf Valley Farms, LLC		
Address: 20405 South Lower Boulder Rd.		
City: Boulder	State: UT	Zip: 84716
Phone:	Fax: 720-316-6658	
Cell Phone: 720-346-3679 Shawn Owen		
Email: shawn@sugarloafvalleyfarms.com		
Contact Person: Shawn Owen		
CONDITIONAL USE and SITE PLAN APPLICATION		Fee Amount: \$
Proposed Conditional Use: Guest Ranch		
Location/Address of Proposed Application: 2405 South Lower Boulder Rd Boulder, UT 84716		
Current Zoning District: Agriculture / Greenbelt Multiple Use		
Total Acreage (square feet or acres) of Site: 570.77		
Name of Property Owners: ____Josh Owen, Stacy Cason, Balancing Rock LLC____		
Signature of Applicant(s): <u>See Attached</u>		
Boulder Town Office Use Only		
Date Received:	Date Determined Complete:	Fees Paid:

PROPERTY OWNER AFFIDAVIT

STATE OF Colorado }
{}ss

COUNTY OF Adams}

I (we), Shawn Owen, Stacy Carson + Josh Owen, depose and say that I (we) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.



[Signature] (Property Owner)

[Signature] (Property Owner)

Stacy Carson (Property Owner)

Subscribed and sworn to me this 10th day of June, 2019.

[Signature] (Notary)

My commission expires: 10-06-2021

AGENT AUTHORIZATION AFFIDAVIT

I (we), _____, the owner(s) of the real property described in the attached application, do authorized as my (our) agent(s), _____, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the Town considering this application and to act in all respects as our agent in matters pertaining to the attached application.

(Property Owner)

(Property Owner)

Dated this _____ day of _____, 20____, personally appeared before me _____, the signer(s) of the agent authorization who duly acknowledged to me that they executed the same.

(Notary)

My commission expires: _____

Conditional Use and Site Plan Application Requirements

- ☒ 1. A completed Conditional Use Application Form, as provided by the Town.
- ☐ 2. Five (5) 11 inch x17 inch size copies of a Site Plan drawn to a scale identifying the location and identifying the location of all proposed uses, buildings and structures, identifying the following;
 - a. The location and dimension of the property boundaries and all proposed uses, buildings and structures, and all existing buildings or structures located on the property.
 - b. The setbacks requirements, as required by the Zoning District in which the proposed uses, buildings and structures are located and the exterior dimensions of all proposed buildings and structures.
 - c. The location of all roads and streets serving the property, or proposed to serve the property, and including any Permits as required by Garfield County or the Utah Department of Transportation, as applicable.
 - d. The location and dimension of all existing and proposed ingress and egress points and off-street parking.
 - e. All public and private rights-of-way and easements located on, or adjacent to the property, proposed to be continued, created, relocated, or abandoned shall be shown.
 - f. The location of all existing or proposed fences and walls, identifying height and materials shall be shown.
 - g. Additional plans and drawings required to meet the adopted Building Code, as may be applicable.
- ☐ 3. A topographical map of the site identifying site features, as applicable, identifying areas of the site with greater than fifteen percent (15%) average slope and areas of the site with greater than thirty percent (30%) average slope with contour lines, at an interval of two (2) feet, and other features of the site, including but not limited to areas of natural vegetation, tree stands, water courses, drainage ways.
- ☐ 4. A Storm Water Plan.
- ☐ 5. A Landscape Plan identifying the treatments, including type and number of plant materials proposed for all areas not occupied by buildings and parking and identifying proposed screening and buffering treatments and a calculation of the amount of pervious and impervious area.
- ☐ 6. A Construction Plan identifying the phases of construction, a construction schedule, and a list of all permits necessary for the proposed use.
- ☐ 7. A Service Impact Assessment which shall include, but not limited to, identifying requirements for Culinary Water, Sanitary Sewer, and anticipated traffic volumes, proposed accesses, and Utah Department of Transportation requirements and permits, as applicable.

- ❑ 8. Building Plans and Signs. The proposed material and colors of all exterior building facades shall be identified as well as all proposed site signage including the height and size of all signs. All signage must comply with the Boulder Town Sign Ordinance.
- ❑ 9. All Conditional Use Applications are subject to Chapter 10 of the Boulder Town Zoning Ordinance to provide for general and supplementary development requirements and standards to create and protect the desired community character and identity of the Town, if applicable.

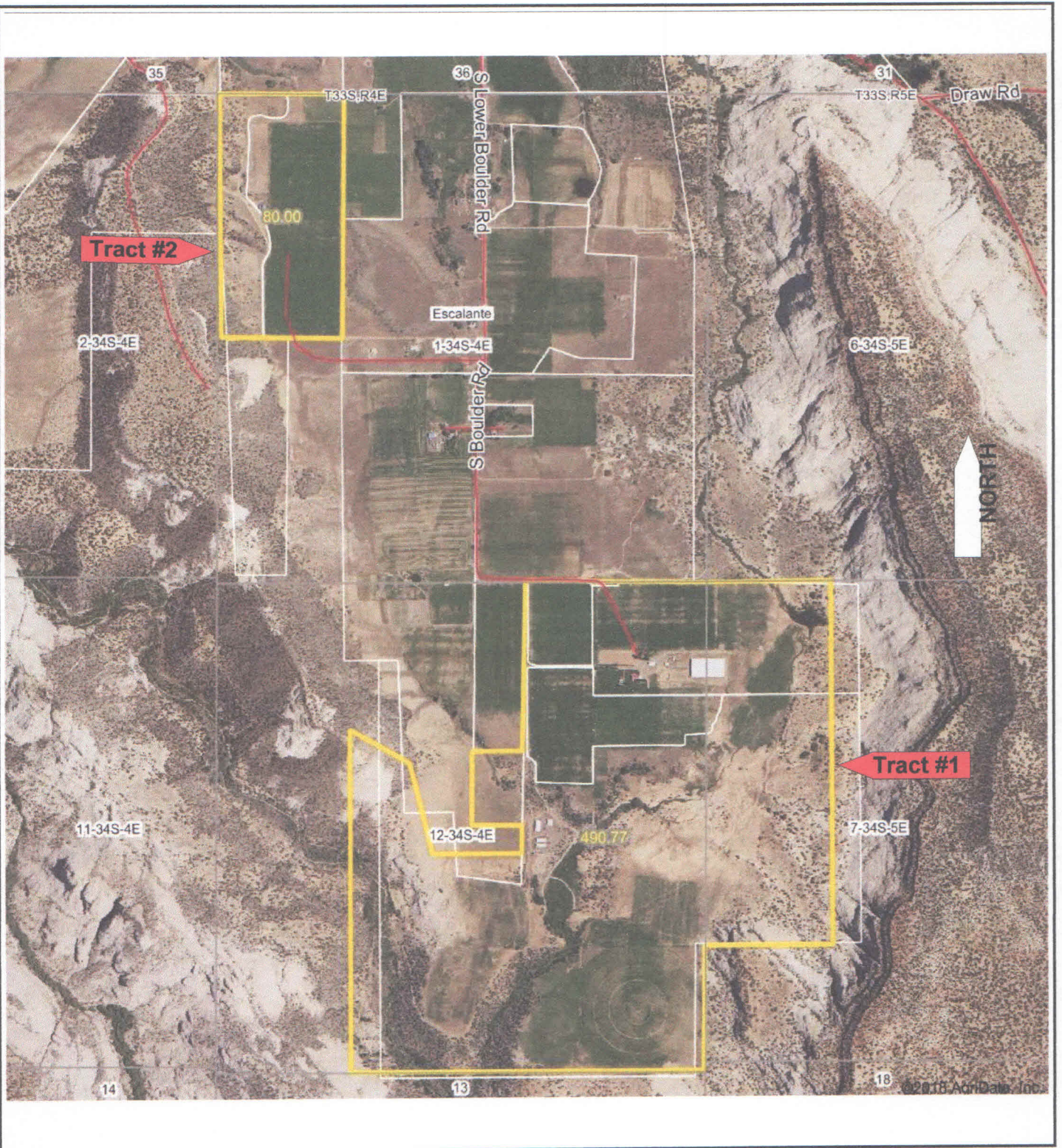
Conditions for Consideration of Conditional Use Application Approval

The Commission may impose such requirements and conditions with respect to location, construction, maintenance, operation, site planning, traffic control and time limits, and other items for the Conditional Use permit as deemed necessary for the protection of adjacent properties and the public interest. The Commission may require guarantees or other evidence that such conditions will be met and complied with.

These conditions may include:

1. That the site will be suitably landscaped and maintained and that the design, setbacks, fences, and buffers are adequate to protect adjoining property and preserve and/or enhance the appearance and character of the area.
2. That all buildings and structures are designed to add to the overall quality of the area.
3. The provision of parking facilities, including vehicular ingress and egress and loading and unloading areas.
4. The provision of required road and street dedication and improvements, and adequate water supply, sewage disposal and fire protection, and other improvements, facilities and services.
5. Conditions required for the mitigation of possible nuisance factors such as noise, vibrations, smoke, dust, dirt, odors, gases, noxious matter, heat, glare, electro magnetic disturbances, and radiation.
6. The regulation of operating hours for activities affecting normal schedules and functions.
7. The regulation of signs.
8. Identifying a time for regular review and monitoring, as determined necessary, to ensure the use continues to operate in compliance with all conditions and requirements of approval.
9. Such other reasonable conditions determined necessary by the Commission to allow the operation of the proposed conditional use in compliance with the requirements of this Ordinance.

Map Addendum



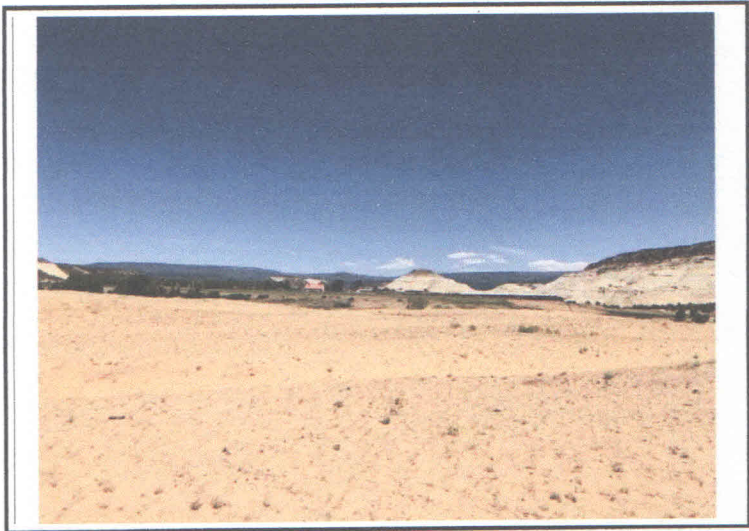
RIGHT: Property Entrance



LEFT: Irrigated Cropland - Pivot



RIGHT: Irrigated Cropland - Wheel-line (not irrigated in 2018 due to lack of water)



RIGHT: Main House

Guest Rental



LEFT: Main House

RIGHT: Ranch Manger House

N/A



RIGHT: Caretaker House

rental

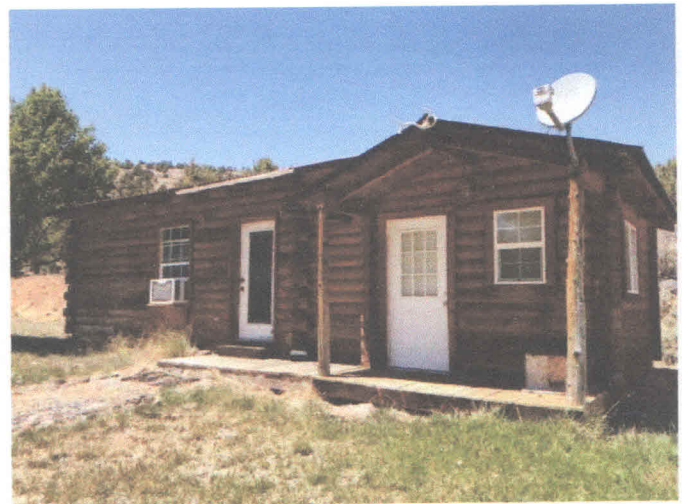


LEFT: Deer Ranch House

N/A

RIGHT: Deer Ranch Bunkhouse

N/A



RIGHT: Horse Barn

upper studio
rental



LEFT: Horse Barn Interior

N/A

RIGHT: Hay Barn

N/A

