

## Conditional Use Permit Information

Michael Steadman, Britney Peterson  
4650 North Moqui Street  
Boulder, UT 84716

We propose a conditional use permit for the property at 4650 North Moqui Street Boulder, UT 84716, in Upper Boulder. Michael has owned this property since May 2007 and has been visiting regularly since that time. Michael is currently registered to vote in Boulder, receives mail in Boulder, is a local artist who sells pottery in 2 local establishments and has participated within the community in numerous ways over the years. His goal, since purchasing the property, has been to establish full time residency. Michael's son is currently a full time resident of Boulder. Michael is a part time resident, living there at least half of the time while working on pottery and building the home. Britney lives in Salt Lake City with her three sons. Once all three of the children have completed high school, Britney will join Michael in Boulder full time. Britney is an Ayurvedic Practitioner, with a new business, and is currently establishing clients in Boulder. Michael's adult son currently resides on one level of the existing home.

The purpose of using our property as a part time rental is to allow us to financially maintain both homes until we are able to live in Boulder full time. We appreciate your consideration and look forward to working closely with the planning commission to ensure all appropriate steps are taken to not only meet the necessary requirements but to support the long term goals of Boulder town and to establish ourselves as contributing members of the local community.

Our home is two levels, with living quarters on both levels. We will use one level as a rental for 2-4 potential renters on site at a time while we reside in the other level of the home. This home was built to be a long term residency and we appreciate your consideration of a short term rental permit as we work to establish our full time residency.

**Site Development Plan:** Not applicable as the home is already built and no major changes will be made in preparation for renting the property. Periodic updates, advancements to landscape and other minor adjustments may be made in the future. Landscape will include native plants and flowers.

**Parking:** There are 4 (or more) parking places on the property, therefore street parking will not be required.

**Certificate of Occupancy:** A certificate of occupancy was established in November, 2021 for the property at 4650 North Moqui Street, Boulder, UT 84716.

**Fire Extinguisher:** There are two working fire extinguishers in the home. One on each level. The home has smoke detectors and all other necessary requirements for residency.

**Hours:** While available as a rental, the property will be available for renters all hours.

**Gatherings:** Renters will be limited to small family/friend gatherings (and only with owner permission). Property will not be available for large gatherings or events.

**Signs:** There will be no visible signs advertising this rental. Rentals will be advertised on line.

Attached you will find:

- Proof of taxes (which also establish Proof of ownership) for the property at 4650 North Moqui Street
- Drawing of property with house and parking
- Copy of Certificate of Occupancy
- Conditional Use Permit Application
- Boulder Town Business License Application



# 2021 GARFIELD COUNTY REAL PROPERTY TAX NOTICE

PROPERTY PARCEL AND SERIAL NUMBER

02-0011-0037 / BKRE-37

DELINQUENT BACK TAX STATUS

**NO BACK TAXES OUTSTANDING**

PROPERTY ADDRESS

MOQUI STREET N 4650

FORWARD THIS NOTICE TO NEW OWNER IF PROPERTY HAS BEEN SOLD

02-0011-0037 / BKRE-37

STEADMAN MICHAEL N  
136 LOWER EVERGREEN DR  
PARK CITY UT 84098-5251

TAXING DISTRICT

002 - BOULDER DISTRICT

REQUESTING MORTGAGE COMPANY

**NO REQUESTING COMPANY**

PROPERTY LEGAL DESCRIPTION

ALL OF LOT 37 BOULDER KING RANCH ESTATES CONT 0.90 AC M/L

The above property description may be abbreviated. Do NOT use for legal documents.

PROPERTY TYPE	ACRES/COUNT	MARKET VALUE	TAXABLE VALUE	TAX AMOUNT
BUILDING SECONDARY (2)	0.00	111,800	111,800	895.74
LAND OTHER SECONDARY	0.90	45,000	45,000	360.54
RESIDENTIAL LANDFILL FEE	0.00	0	0	60.00
<b>TOTAL PROPERTY VALUES AND TAXES</b>	<b>0.90</b>	<b>156,800</b>	<b>156,800</b>	<b>1,316.28</b>
TAXING UNITS/ENTITIES	BUDGET HEARING DATE, TIME & LOCATION		TAX RATE	TAX AMOUNT
BOULDER TOWN	DEC. 13, 11:40 A.M. COUNTY COURTHOUSE		0.000245	38.42
COUNTY GENERAL			0.000974	152.72
STATE CHARTER SCHOOL LEVY			0.000009	1.41
SCHOOL DISTRICT			0.004652	729.43
STATE SCHOOL FUND			0.001661	260.44
COUNTY ASSESSING & COLLECTING			0.000459	71.97
MULTI COUNTY A&C 82%			0.000010	1.57
MULTI COUNTY A&C 18%			0.000002	0.31
RESIDENTIAL LANDFILL FEE			N/A	60.00
<b>TOTALS</b>				
			<b>PREPAYMENTS</b>	<b>0.00</b>
			<b>ABATEMENTS/CREDITS</b>	<b>0.00</b>
			<b>BALANCE DUE</b>	<b>1,316.28</b>

THIS STUB MUST ACCOMPANY PAYMENT



GARFIELD COUNTY TREASURER  
55 S MAIN  
PO BOX 77  
PANGUITCH, UTAH 84759

PARCEL #: 02-0011-0037

SERIAL #: BKRE-37

\*\*\*\*\*AUTO\*\*ALL FOR AADC 840 AA 448 1/1-P4 T2



STEADMAN MICHAEL N  
136 LOWER EVERGREEN DR  
PARK CITY UT 84098-5251

DELINQUENT AFTER November 30, 2021



TOTAL DUE AND PAYABLE BY  
November 30, 2021

**1,316.28**

Make Check Payable to:  
GARFIELD COUNTY  
TREASURER

Check here , if you want to make prepayments during 2022 toward your 2022 Real Property Taxes and would like to have Prepayment coupons mailed to you.

# 2021

RETURN YOUR REMITTANCE IN THE ENVELOPE PROVIDED  
PLEASE NOTE ANY CHANGE OF MAILING ADDRESS

To pay on-line with a credit card or electronic check, see  
<https://secureinstantpayments.com/GarfieldTreasurer>

## IMPORTANT ADDITIONAL TAX INFORMATION

Taxes become delinquent after NOVEMBER 30, 2021.

The penalty for 2021 delinquent taxes is the greater of 2.5 percent or \$10 for each parcel. The penalty will be reduced to the greater of one percent or \$10 if all 2021 delinquent taxes and the one percent penalty are paid on or before January 31, 2022. After January 31, 2022, interest is charged from January 1, 2022, at the rate defined by state statute 59-2-1331.

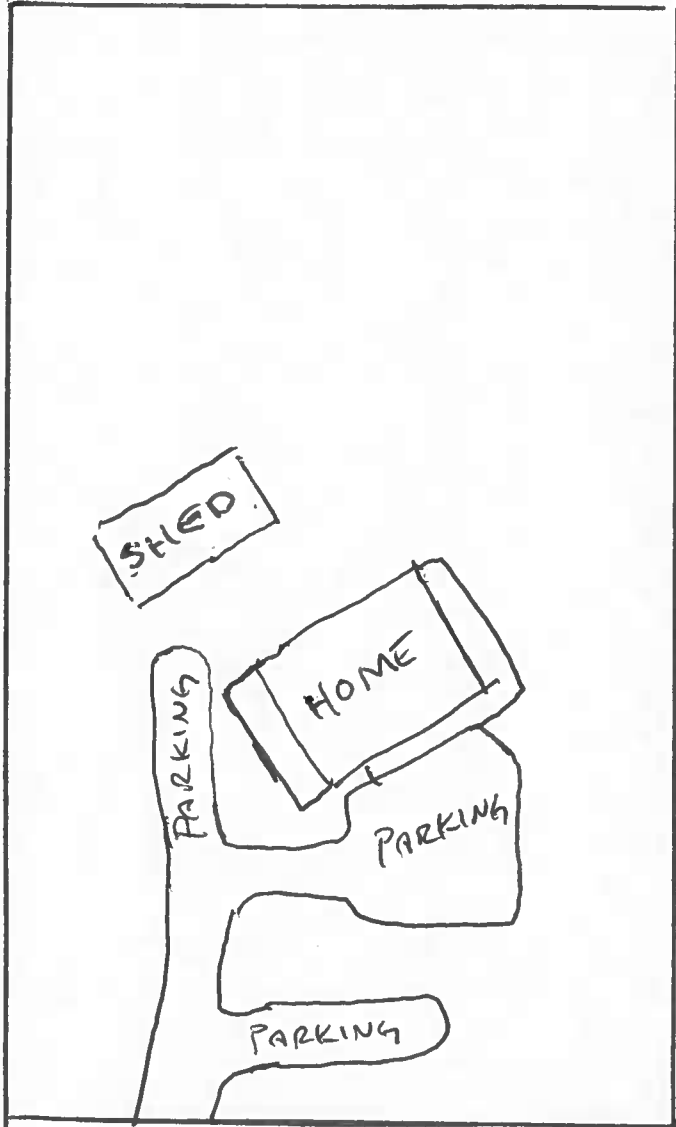
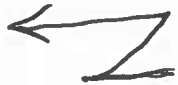
Your cancelled check will be your receipt. A receipt will be returned only if a self-addressed stamped envelope is enclosed.

Please include your parcel number on your check.

All personal checks accepted subject to collection.

To pay on-line with a credit card or electronic check, see <https://secureinstantpayments.com/GarfieldTreasurer>. Credit cards and electronic checks are also accepted by contacting the Treasurer's Office at (435) 676-1109, (435) 676-1156 or (800) 764-0844. There will be a 75 cent convenience fee charged for electronic checks or a 2.5 percent convenience fee with a \$2.50 minimum for credit card use.

This property will be reviewed under the cyclical appraisal requirements of section 59-2-202.1 UCA. This could result in an increase of tax liability.



MOQUI STREET



# CERTIFICATE OF OCCUPANCY

DEPARTMENT OF BUILDING INSPECTION



*THIS CERTIFICATE ISSUED PURSUANT TO THE REQUIREMENTS OF THE BUILDING CODE CERTIFYING THAT AT THE TIME OF ISSUANCE THIS STRUCTURE WAS IN COMPLIANCE WITH THE VARIOUS ORDINANCES OF THE COUNTY/CITY REGULATING BUILDING CONSTRUCTION OR USE.*

FOR THE FOLLOWING: MICHAEL STEADMAN

USE CLASSIFICATION: **RESIDENTIAL**  
GROUP: **R3** CONSTRUCTION TYPE: **V-N**  
OWNER OF BUILDING: MICHAEL STEADMAN  
BUILDING ADDRESS: 4650 N MOQUI STREET  
BUILDING OFFICIAL: JARED WOOLSEY

BUILDING PERMIT NUMBER: **GRF-19-10-03-B11**  
USE ZONE:  
ASSESSOR'S PARCEL: **BKRE-37**  
LOCALITY: **BOULDER**  
GARFIELD COUNTY UTAH  
BY: *[Signature]*

DATE: NOVEMBER 23, 2021







**APPLICANT INFORMATION**

Date: Dec. 6, 2021

Name: Michael Steadman

Address: PO Box 1552

City: Boulder

State: UT

Zip: 84716

Phone: 435-714-0162

Fax: NA

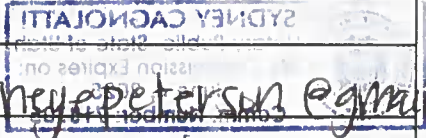
Cell Phone: 435-705-8554

Email: focuscustom@gmail.com

brithney.peterson3@gmail.com

Contact Person: Michael Steadman

Brithney Peterson



**CONDITIONAL USE and SITE PLAN APPLICATION** Fee Amount: \$

Proposed Conditional Use: vacation rental / short-term rental

Location/Address of Proposed Application: 4650 N Maqui St. Boulder, UT 84716

Current Zoning District: Residential

Total Acreage (square feet or acres) of Site: 1 acre

Name of Property Owners: Michael Steadman, Nathan Steadman  
Brithney Peterson

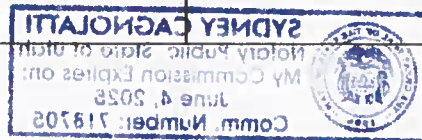
Signature of Applicant(s): *[Handwritten Signature]*

**Boulder Town Office Use Only**

Date Received:

Date Determined Complete:

Fees Paid:



**PROPERTY OWNER AFFIDAVIT**

STATE OF UTAH     }  
                              }ss  
COUNTY OF GARFIELD}

I (we), Michael Steadman, 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.

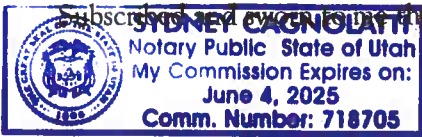
State of Utah )  
County of Salt Lake )  
Subscribed and sworn to before me on this 03  
day of January in the year 2 022

[Signature]

\_\_\_\_\_  
(Property Owner)

[Signature]

\_\_\_\_\_  
(Property Owner)



Subscribed and sworn to by me this 03 day of January, 20 22.

[Signature]

\_\_\_\_\_  
(Notary)

My commission expires: June 04, 2025

**AGENT AUTHORIZATION AFFIDAVIT**

I (we), Michael Steadman, the owner(s) of the real property described in the attached application, do authorized as my (our) agent(s), Brianny Peterson, 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.

[Signature]

\_\_\_\_\_  
(Property Owner)

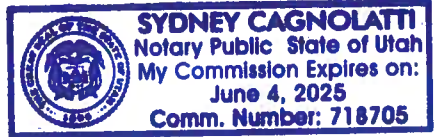
\_\_\_\_\_  
(Property Owner)

Dated this 03 day of January, 20 22, personally appeared before me Michael Steadman, the signer(s) of the agent authorization who duly acknowledged to me that they executed the same.

[Signature]

\_\_\_\_\_  
(Notary)

My commission expires: June 04, 2025



Boulder Town  
PO Box 1329  
Boulder, Utah 84716

Phone: (435) 335-7300  
Fax: (435) 335-7530

Application for

BUSINESS LICENSE

Name of Applicant: Michael Steadman

Name of Business: \_\_\_\_\_

Location of Business: 4650 MODUL ST.

BOULDER, UT 84716

Class of License:    ( ) Class I                    (X) Class II

Description of Business: Vacation rental / short term rental

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Class II Licenses only:** If your business requires a license, permit or other authorization issued by the State of Utah or the United States government, attach a copy of your current documents.

Signed: 

Date: Dec. 6, 2021

**INSTRUCTIONS:**

1. Complete this application.
2. Return the completed application with the license fee to the Town Clerk.

**Boulder Town  
PO Box 1329  
Boulder, Utah 84716**

Dear Business Owner:

Enclosed is information for the issuance of a business license.

Current annual Business License Fees are:

- |  |         |
|--|---------|
| a. Class I License:                    | \$25.00 |
| b. Class II (Home Occupation) License: | 5.00    |

Following are excerpts from Ordinance 28C (Business License Ordinance) describing the business classes:

1.8 Class of license. All licenses issued under this ordinance shall be of the following classes:

- (a) Class I (General Business License). This class shall include all businesses that do not meet the requirements of a "home occupation" as defined in this ordinance.
- (b) Class II (Home Occupation License). This class shall include all businesses that meet the requirements of a "home occupation" as defined in this ordinance.

**Section 7. Definitions.**

7.9 "Home Occupation" means an activity carried out for gain by a resident and conducted entirely within the resident's home and/or a separate building of no more than 750 square feet and is clearly incidental and accessory to the residential use of the dwelling or property and provided that the home occupation:

- (1) does not change the residential character of the residence and does not result in noise, vibration, light, odor, dust, smoke, or other air pollution noticeable at or beyond the property line;
- (2) does not include any outside storage of goods, materials, or equipment;
- (3) has no signage;
- (4) complies with all required Federal and State licensing requirements;
- (5) complies with all required Local licensing requirements.

# Boulder Town

## Additional Information for Business License

Page 2

Name of Applicant: Michael Steadman

Name of Business: \_\_\_\_\_

1. Has the building(s) in which your business is located received a final inspection from all issued building permits?

- Yes  
 Building was completed and under its current use prior to December 3, 1992.  
 No, there are outstanding building permits for projects in progress.

Projected completion date: no issued 11/23/2021

Other: \_\_\_\_\_

2. If your business is open to the public, does your business have an approved public water supply?

- Yes, water supplied by Boulder Farmstead Water Company  
 Yes, water supplied by an approved well designated as a public water supply  
 No, business is not open to the general public

Other: \_\_\_\_\_

3. If your business is open to the public, does your business have an approved septic system?

- Yes, business has an approved septic system  
 No, business was in operation under its current use prior to the state's requirement for an approved septic system  
 No, business is not open to the public

Other: \_\_\_\_\_

## Additional Information for Business License

4. Has your business been inspected by the Boulder Town Fire Marshal within the past twelve

months?

- Yes, there were no noted violations
- Yes, there were noted violations which have been corrected
- Yes, there were noted violations which have not been corrected

Projected date of compliance: \_\_\_\_\_

No

5. Does your business require a license, permit or other authorization issued by the State of Utah? (DOPL, Sales Tax, etc.)

- Yes (Attach a copy of your current documents.)
- No

6. Does your business require a license, permit or other authorization issued by the United States Government?

- Yes (Attach a copy of your current documents.)
- No

7. Does your business require periodic inspections by a State of Utah agency?

- Yes (List the agencies and attach a copy of the latest report by each agency.)

Agency: \_\_\_\_\_

Agency: \_\_\_\_\_

No

8. Does your business require periodic inspections by a United States agency?

- Yes (List the agencies and attach a copy of the latest report by each agency.)

Agency: \_\_\_\_\_

Agency: \_\_\_\_\_

No

**The above information is true and correct.**

Signed: \_\_\_\_\_

Date: Dec. 6, 2021