

April O'Neal, Zoning Administration  
Boulder Planning Commission

February 24, 2022

Dear April,

I am writing to renew my Residential Short Term Rental with the Town of Boulder, granted January 9, 2020.

Due to the pandemic, I did not utilize any short-term rentals since receiving the Conditional Use Permit.

I have maintained an active sales tax license with the State of Utah, although it was never used. So, there was no TC-62S Sales and Use Return or TC-62T, Transient Tax Return.

I have not yet created an online listing for the property. I plan on doing this as well as purchasing a business license with the Town of Boulder after the renewal process.

Sincerely,

A handwritten signature in blue ink, appearing to read 'TJ Julian', with a long, sweeping horizontal line extending to the right.

Troy Julian

November 3, 2019

Boulder Planning Commission:

I am applying for a Conditional Use Permit: Residential Short Term Rental for the home I own with my wife, Elizabeth Julian at 2135 Goldman Circle, located in Lower Boulder.

I am requesting one of the four available Lower Boulder Conditional Use Permits for Short Term Residential Rentals. I would like to rent out a room in our home with the ability in the future to instead rent out an accessory dwelling unit on our property that I am currently remodeling, only one rental on our property at a given time.

Elizabeth and I are committed and active community members that honor Boulder's current general plan. I have served as a volunteer Emergency Medical Technician for the past four years. Elizabeth is in her sixth year as the headteacher and acting principal at the elementary school, she also volunteers with various town organizations.

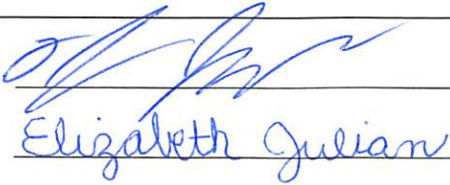
We have spoken with our immediate neighbors prior to applying and are committed to respecting their privacy and needs.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read 'TJ', with a long horizontal flourish extending to the right.

Troy Julian

APPLICANT INFORMATION		
Date: 2019 November 3		
Name: Troy and Elizabeth Julian		
Address: 2135 S Goldman Circle		
City: Boulder	State: Utah	Zip: 84716
Phone: 435-335-7475	Fax:	
Cell Phone: 435-233-4879		
Email: troyelizabeth@gmail.com		
Contact Person: Troy Julian		
CONDITIONAL USE and SITE PLAN APPLICATION		Fee Amount: \$
Proposed Conditional Use: RSTR		
Location/Address of Proposed Application: 2135 S Goldman Circle		
Current Zoning District: Lower Boulder GMU		
Total Acreage (square feet or acres) of Site: 10		
Name of Property Owners:	Troy Julian	
	Elizabeth Julian	
Signature of Applicant(s):	 Elizabeth Julian	
Boulder Town Office Use Only		
Date Received:	Date Determined Complete:	Fees Paid:

PROPERTY OWNER AFFIDAVIT

STATE OF UTAH     }  
                              }ss  
COUNTY OF GARFIELD}

I (we), Troy and Elizabeth Julian, 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)  
Elizabeth Julian (Property Owner)

Subscribed and sworn to me this 4<sup>th</sup> (or 3<sup>rd</sup>) day of November, 2019.

*Judith Davis* (Notary)

My commission expires: 07-29-2023



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: \_\_\_\_\_

## ADDENDUM FOR CONDITIONAL USE PERMIT: RSTR

### ADDENDUM FOR CONDITIONAL USE PERMIT RESIDENTIAL SHORT-TERM RENTALS

1. The Boulder Town Planning Commission (PC) will consider all applications after the application has been signed off as “complete” by the Boulder Zoning Administrator (ZA) and the PC Clerk has provided the necessary 10-day notice of the public hearing on the PC agenda. A conditional use permit issued under this section is valid for one (1) calendar year and can only be granted or renewed as specified herein. The application for the CUP shall contain the following licenses, information, and exhibits. Items 3 through 8 on pages 3 and 4 of the notarized application are for new construction only. Please number your attachments to correspond to the following:
  - a. Name of the Owner, the property manager (if different from the Owner), the address and phone numbers for each:  
[Troy Julian 2135 S Goldman Circle Boulder, UT 84716 435-335-7475](#)
  - b. A sketch of the property and the subject Dwelling(s) showing how the premises will be used and occupied by RSTR guests and described as follows: Attached as Julian RSTR House Map
    - i. The dwelling(s), rooms, and how they will be occupied by guests:  
[1 Bedroom in our house shared kitchen and living area.](#)
    - ii. One (1) parking space for every 2 bedrooms, in addition to those spaces reserved for the Owner.  
[Julian Property Map, page 7](#)
    - iii. A sign at the head of the driveway clearly identifying the premises and address or other demarcation to inform guests they are at the correct location.  
[Driveway Identification, page 8](#)
    - iv. Location and number of the following:
      1. Smoke detectors: [5](#)
      2. Exits: [5](#)
      3. Fire extinguishers: [2](#)
        - a. One must be prominently hung on the wall in the kitchen within twenty (20) feet of the stove; [Yes](#)  
[Fire Extinguishers and Exits 9](#)
  - c. Proof that applicant is a legal Resident of Boulder in the form of a Garfield County property tax notice, proof of ownership by the applicant, driver’s license, or other evidence as required by the ZA. List copies and photos attached:  
[Proof of Residency, page 10](#)

- d. A copy of the Guest instructions specified in Section 6 of the Ordinance to be prominently displayed for the Guests. List attachments in accordance with Section 2(b) below:  
[Guest Instructions, page 11](#)
  - e. A business license (local) and a sales tax license and number (State Tax Comm.) issued and proof of payment of taxes as follows:
    - i. For an initial CUP application, the Owner shall fill out the application and present it to the ZA in accordance with the Boulder Zoning Ordinance. If the application is certified as complete and eligible for being put on the Planning Commission agenda, the Owner shall provide a copy of a Utah State sales tax license and number together with a Boulder Town business license before the CUP will be finalized. List attachments:  
[Utah State Sales Tax License and Number, page 12](#)  
[Boulder Town Business License pending PC approval of CUP](#)
    - ii. For a renewal CUP application, the Owner shall provide a copy of the quarterly sales tax returns filed with the Utah State Tax Commission, together with proof of payment, and a copy of the records of any website host (such as VRBO and/or AirBnB) showing the dates that any subject dwelling was occupied by RSTR Guests during the previous 12 month period. List attachments:
  - f. Proof of a culinary water source and wastewater facilities compliant with current residential building codes; and
    - i. To qualify for a CUP under this ordinance, any dwelling constructed after September 11, 1998 must have been granted a valid building permit, be IBC compliant and otherwise meet the terms of the Boulder Zoning Ordinance. List attachments:  
[Proof of culinary water and wastewater, pages 13-14](#)
2. Property management: The person designated as the property Manager in the CUP, the Owner or a 3<sup>rd</sup> party ("Manager"), shall:
- a. Make arrangements for the availability of the keys or codes to the Guests and provide twenty-four (24) hour contact information for said Manager, who will be available to respond to the Guests by telephone within one (1) hour, and in person within three (3) hours.
  - b. The Manager shall provide the guests with the set of written instructions -- posted visibly within and governing the use of the property -- each as described in Section 1(d) above:
    - i. A description and a map of the property boundaries specifying public roads and public trails as the only areas where walking/hiking or access to public lands is permitted; and  
[Guest Instructions, page 11](#)
    - ii. A description and a map of surrounding private property where intrusion is trespass and must be avoided; and  
[Guest Instructions, page 11](#)



- iii. Guest's duty to control their dogs and/or other animals, if any, not leave them unattended, prevent them from roaming, barking or otherwise creating a nuisance; and  
[Guest Instructions, page 11](#)
  - iv. Location and use of garbage containers and proper disposal; and  
[Guest Instructions, page 11](#)
  - v. Location of fire extinguishers and exits, and  
[Fire Extinguishers and Exits, page 9](#)
  - vi. If an outdoor fire-pit, barbeque or similar device is available on the property, any fire restrictions for the area clearly posted, and said devices shall be safely sited, constructed and clear of weeds, debris and other flammables to the satisfaction of the local fire marshal; and  
[Guest Instructions, page 11](#)
  - vii. Authorized parking spaces(s) designated for guest vehicles; and  
[Julian Property Map, page 7](#)
  - viii. Specified quiet time from 10 p.m. to 7 a.m.; and  
[Guest Instructions, page 11](#)
  - ix. **Acknowledgment** of Boulder's dark sky aspirations in the General Plan and requesting that guests turn off all outside lighting when not needed and avoid light pollution through windows after retiring for the evening; and  
[Guest Instructions, page 11](#)
  - x. Contact numbers for Manager (and Owner if different) and all available emergency services.  
[Emergency Contact Information, page 15](#)
  - xi. The Owner/applicant is responsible for any nuisance created by the Guests, which can constitute grounds for revocation and/or nonrenewal of the CUP.
3. The applicant verifies below to have read the complete RSTR ordinance.
  4. Once the application has been completed, or if the applicant has questions, call the ZA to review the application, required exhibits or the Ordinance.
  5. When the ZA deems the application complete, it will put it on the agenda for the next Planning Commission meeting. (Any appeal from the decisions of the ZA will be heard by the Planning Commission.)

I hereby represent as the applicant, the agent of the applicant or the owner of the entity acting as the applicant that the information provided herein, including all attachments, is to the best of my knowledge, true and correct.

Applicant signature:

by  capacity owner dated 2019 November 3

## JULIAN PROPERTY MAP



Property boundary marked with a red line

Parking spots marked with blue, 6 total

Driveway marked with a green line

Driveway identification marked with a green rectangle



## DRIVEWAY IDENTIFICATION



Driveway identified with house number, 2135, and arrow to distinguish from neighbors

## FIRE EXTINGUISHERS AND EXITS




Fire Exits marked in green lines

Fire Extinguishers marked in red circles, 2 total

Fire Detectors marked in red X's

Doorways marked in black double lines

PROOF OF RESIDENCY



# 2018 GARFIELD COUNTY REAL PROPERTY TAX NOTICE

PROPERTY PARCEL AND SERIAL NUMBER	TAXING DISTRICT
02-0025-0002 / GS-2	002 - BOULDER DISTRICT
DELINQUENT BACK TAX STATUS	REQUESTING MORTGAGE COMPANY
NO BACK TAXES OUTSTANDING	025 - CORLOGIC
PROPERTY ADDRESS	PROPERTY LEGAL DESCRIPTION
GOLDMAN CIRCLE S 2135	ALL OF LOT 2 GOLDMAN SUBDIVISION AND BEING FUTHER DESCRIBED AS FOLLOWS: BEG AT THE SE COR OF SEC 1 T34S R4E SLB&M AND RUNNING TH N89°49'02"W ALONG THE S LINE OF SEC 1 A DISTANCE OF 920.00 FT; TH N0°03'50"W 479.30 FT; TH S89°49'02"E 920.00 FT TO THE E LINE OF SA ID SEC 1; TH S0°03'50"E 479.30 FT TO THE POB CONT 10.12 AC M/L
FORWARD THIS NOTICE TO NEW OWNER IF PROPERTY HAS BEEN SOLD	

02-0025-0002 / GS-2  
JULIAN ELIZABETH R  
JULIAN TROY M  
PO BOX 1509  
BOULDER UT 84716-1509

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

## **GUEST INSTRUCTIONS**

*Will be emailed to guests prior to arrival as well as be displayed prominently in house.*

### **Welcome to Boulder, Utah**

We hope that you enjoy our home and community as much as we do. While you are staying with us, please familiarize yourself with our house rules to ensure that Boulder stays wonderful for everyone.

### **Property Boundaries and Exploring Immediate Area**

Please review the attached property map and note the property boundaries. We take our responsibility to our neighbors very seriously, and guests' trespassing will serve as the basis for termination of the rental agreement, without refund. No cross-country walking or exploring the property or beyond, instead only walk on our driveway and public town roads.

### **Quiet Use**

Rentals in Boulder are expected to honor a quiet time from 9 pm - 7 am daily. It is an amazing gift to be in a place free from the constant noise encroaching on us, and we ask that you also be aware of the impact of sound at all hours.

### **Light Pollution**

Rentals in Boulder are also expected to honor Boulder's aspirations to become a certified International Dark Sky Place and to limit exterior lighting as much as possible. Gazing up at a clear dark sky is not something to be taken for granted. In order to preserve this opportunity for everyone in Boulder, we ask that you turn off all exterior lights when they are not in use, and closing blinds when interior lights are on at night.

### **Pets**

We do not allow guests to have any pets at the property. The presence of guests' pets on the property will serve as a basis for termination of the rental agreement, without refund.

### **Trash**


All household garbage must be disposed of in public town dumpsters or left in trash receptacles located in the kitchen of the house.

### **Outdoor Fires and Barbeque**

Guests may not create or use outdoor firepits or barbeques on the property.




## UTAH STATE SALES TAX LICENSE AND NUMBER

	<b>Utah State Tax Commission</b> TAXPAYER SERVICES DIVISION 210 N 1950 W SALT LAKE CITY Utah 84134-9000	Website: <a href="http://tax.utah.gov">tax.utah.gov</a> alt 012 03/2018
<b>Sales Tax License and/or Use Tax Certificate of Registration</b>		
RHYME AND REASON LLC RHYME AND REASON LLC 2135 GOLDMAN CIR BOULDER UT 84716-0000	Account Number: <b>14701894-003-STC</b>  This business is registered to make taxable sales from the incorporated city of: <b>Boulder</b>	
<b>Outlet: 0001 Issued: June 1, 2019 Valid until revoked or cancelled. Post in a noticeable place.</b>		
<small>This business is authorized to make taxable sales, purchase tax free for resale, collect and remit sales and use taxes in the State of Utah. The authority to engage in business is subject to city and/or county business licensing laws and other rules and regulations. This license may be revoked for violations or failure to comply with these laws, rules and regulations. If this business moves, closes or is sold, you must contact the Tax Commission immediately by calling 801-297-2200 or toll free 1-800-662-4335 and return this license to the Tax Commission for cancellation. This license is NOT transferable.</small>		

ABOVE IS YOUR  
**SALES TAX LICENSE**  
TEAR OFF AT PERFORATION AND POST IN A NOTICEABLE PLACE  
Keep this portion for your records.

Account Number: **14701894-003-STC** <<< Use this number for all correspondence or contact with the Utah State Tax Commission.

Jurisdiction: **Boulder**  
Issued: **June 1, 2019**




**Your Personal Identification Number (PIN) will be sent in a different notice in a few days.**  
You are required to register your account at [tap.utah.gov](http://tap.utah.gov) for electronic filing, paying and managing your account. Your PIN is needed to register.

**NOTICE OF LIABILITY**  
If you are purchasing a business, have the former business owner provide you a notice/receipt from the Tax Commission stating the sales and use taxes are paid in full. If the notice/receipt is not provided, Utah law requires you keep enough of the purchase money to pay the unpaid taxes. You may be held personally liable for any taxes not paid by the former owner.

**TAX FREE PURCHASES**  
Merchandise purchased tax free, but used or consumed by your company, must be reported on your sales and use tax return. You must pay sales and use tax on goods that you or your company consume.



# PROOF OF CULINARY WATER AND WASTEWATER



**State of Utah**  
DEPARTMENT OF AGRICULTURE AND FOOD  
P.O. Box 146500  
Salt Lake City, Utah 84114-6500  
Phone: (801) 538 - 9905  
Fax: (801) 538 - 7198

**State Ground Water Program**  
**Analysis Report For Sample No: 6258**

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**General Sample Information**

Sampled Date: 9/13/2006    Lab Received Date: 9/14/2006    Temperature: 60.8 F (16.0 C)    TDS: 249 mg/L    EC: 462  
 pH: pH is within acceptable range.  
 Hardness: 192.8mg/L. Water is classified as VERY HARD.

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**Drinking Water Primary Standards**

Bacteria Test Result: Coliform and E. coli bacteria not detected.  
 Pesticides Test Result: If pesticides are detected we will contact you and resample your water. Otherwise none have been detected.  
 Total Dissolved Solids (TDS): Water has acceptable TDS.  
 Nitrate (NO3): Acceptable

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Specific Elements and Compounds (These elements may be Toxic if they exceed the Primary Standard)																
Sample No	Tested Date	As mg/L	Ba mg/L	Be mg/L	Br mg/L	Cd mg/L	ClO4 ug/L	Cr mg/L	Cu mg/L	F mg/L	Hg ug/L	Na mg/L	Ni mg/L	NO3 mg/L	Pb mg/L	Se mg/L
6258	9/18/2006 3:14:05 PM	0.0022	0.1254	0.0000	0.0000	0.0001	0.0000	-0.0001	0.0195	10.1547	0.0131	17.6439	0.0003	0.0883	0.0004	0.0003
Test Summary:		OK	OK	OK	OK	OK	OK	OK	OK	Exceeded	OK	OK	OK	OK	OK	OK

DW Primary Standards: 500 SO4 mg/L

Test Result: 6.4904

Test Summary: OK

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**Drinking Water Secondary Standards**

Total Dissolved Solids (TDS): Water has elevated salt level, that may affect flavor.

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Specific Elements (the terms after "EXCEEDED" describe problems with water)												
Sample No	Tested Date	Ag mg/L	Al mg/L	Cl mg/L	Cu mg/L	F mg/L	Fa mg/L	Mn mg/L	pH	SI mg/L	SO4 mg/L	Zn mg/L
6258	9/18/2006 3:14:05 PM	0.0001	0.0120	8.8423	0.0195	10.1547	0.0053	0.0194	7.9700	14.8075	6.4904	0.1811
Test Summary:		OK	OK	OK	OK	Exceeded	OK	OK	OK	OK	OK	OK

# Southwest Utah Public Health Department SEPTIC SYSTEM PERMIT

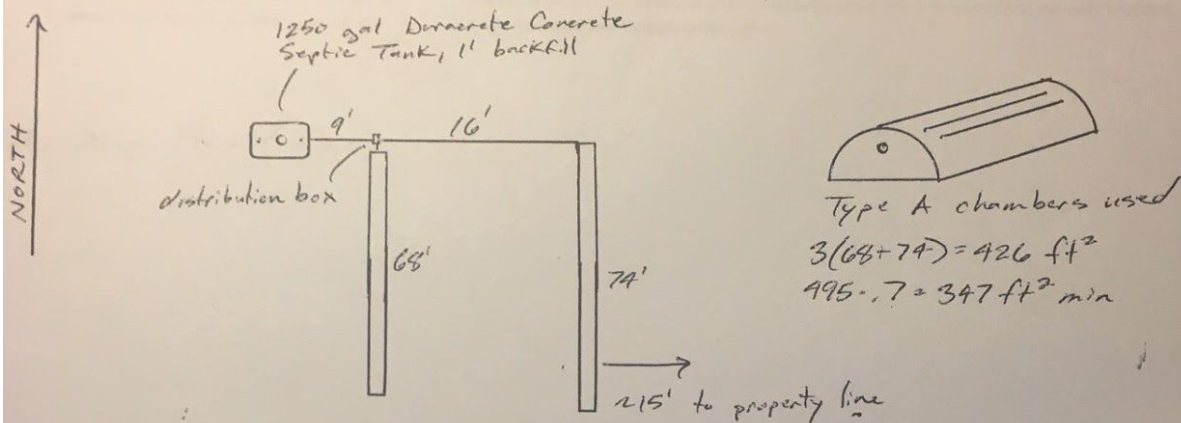
Permit # 50034

This is NOT a building permit:

Building permit must be obtained from the appropriate local authority prior to starting construction

NAME Bosworth, Gordon ADDRESS Lot 2, Lower Boulder Road  
CITY/SUBDIVISION Goldman Subdivision, Boulder  
CONTRACTOR Sam Stout, Boulder Excavation Mark Austin

\*NOTES: NOT TO SCALE  
Sketch of System As Installed:



\*Satisfactory water tests for bacteria & nitrates/nitrites to be submitted for final approval

Inspection Date 5-7-08 ☒ Approved ☐ Rejected

Comments:

Chad M. Reader  
Environmental Health Scientist

NAME	<u>Bosworth, Gordon</u>	NUMBER OF BEDROOMS	<u>3</u>
ADDRESS	<u>Lot 2, Lower Boulder Road</u>	BASEMENT	<u>No</u>
CITY/SUBD	<u>Goldman Subdivision, Boulder</u>	PERCOLATION RATE	<u>1 MIN/IN.</u>
FEES PAID	<u>\$300.00 REC'D BY: CMR</u>	TANK SIZE	<u>1000 GAL.</u>
DATE APPROVED	<u>March 23, 2007 BY: CMR</u>	ABSORPTION AREA	<u>510 SQ. FT.</u>
PERMIT EXPIRES ONE YEAR FROM ISSUE DATE		WATER SUPPLY	<u>Private Well</u>

Southwest Utah Public Health Department  
PERMIT MUST BE POSTED ON-SITE

Permit # 50034

System must be installed as per approved plans or final approval will be withheld, unless other arrangements are made prior to installation. After construction and installation of the system, but prior to covering or putting in use, it will be necessary for us to conduct an on-site field inspection in order to grant final approval. Inspection arrangements must be facilitated by letting us know in advance when the system will be ready for inspection.

## Emergency Contact Information

*Will be emailed to guests prior to arrival as well as be displayed in the house next to the telephone in the kitchen and guest bedroom.*

**Emergency Medical Services, Fire, and Law Enforcement.....911**

**Classic Air Medical (Air Medical Transport).....800-444-9223**

**Garfield County Sheriff's Office (non-emergency).....435-676-2678**

### **Troy and Elizabeth Julian**

Home: (435) 335-7475

Elizabeth Cell: (435) 531-9057

Troy Cell: (435) 233-4879

Email: troyelizabeth@gmail.com