

CUP Requirements Addressed

153.204.RSTR

- 1). Brynn Brodie, owner and property manager
160 S 450 W Red House Farm
- 2). The house upstairs will be used by guests. Site plan provided.
- 3). Brynn Brodie is a resident, as proven by provided tax documents.
- 4). Posted guest instructions provided.
- 5). State Sales Tax license provided for the Utah State Tax Commission. I can use the license I already have for selling farm goods under the name Red House Farm. I will just need to fill out an additional form with them to differentiate the two different incomes. I have the form and it's complete. I'm just waiting to see if I'm approved for the CUP first.
- 6). Parking is immediately in front of the house. Here there is 50' of parking space. Photos provided.
- 7). Street address is posted. Photo provided. Previously I was told a sign with my business name was illegal to post, but I can and will post "Red House Farm" if needed.
- 8) Fire Extinguishers, Smoke Detectors, Egress in case of fire
Guests will be given a house map showing the location of all of these.
Fire extinguisher in the kitchen — photo provided.
Fire extinguisher in guest room — photo provided.
There are smoke detectors in every bedroom and hallway.
Photos provided of egresses:
 - East Front Door
 - South Door
 - West Door
 - Bedroom Window
- 9). Water Certificate provided, as well as a statement of septic capacity from SW Utah Public Health.
- 10). House built in 1948.

Written instructions for guests

Please note that I will not allow dogs/pets on the farm as they do not mix well with cows. This info will be clearly stated wherever the rstr is advertised.

Also, I will post fire restrictions if they are in effect. However, I will not encourage fires, and I will require permission first.

Welcome Guests!

I hope you find the farmhouse comfortable, and that you enjoy the Boulder area. If we haven't met already, I look forward to it! I'm probably just out and about tinkering somewhere on the farm.

Please read the following carefully and make yourselves at home upstairs.

What you need to know:

Firstly, please use the "Guest" parking spots directly in front of the house if you haven't done so already. These are the most convenient for you anyway.

Be aware that we are in a residential area, and we try to keep things quiet. So please be considerate of our neighbors. Note the map provided which shows the farm's boundaries. Most of the property is fenced so the boundaries are easy to understand. Make sure you don't trespass on a neighbors' property. Please also note where the public road ends just to the south of the farm. Do not walk beyond the grey gate.

Boulder is a Dark Sky town. That means we aspire to limiting light pollution which makes star-viewing fantastic! So please turn off outside lights when not needed, as well as interior lights when you retire. There are hallway night lights.

Quiet time is 10pm - 7am.

If you have garbage you'd like to dispose of, please use the trash container around the corner to the south (right) of the front porch.

Generally outdoor fires are not allowed. We are almost always in serious or extreme fire hazard conditions. Therefore if you are still really wanting to have a fire it's required that you ask me for permission first. If conditions allow I will help assist you with that.

It's important that you make yourselves aware of what to do in the unfortunate case of an emergency. Please familiarize yourselves with the provided house map so you are aware of the locations of all fire extinguishers and exits. Also note the emergency contact information below.

Know that you have a fire extinguisher in your room below the window, as well as a rope ladder in case of a fire that you cannot escape from by exiting downstairs. There is a second fire extinguisher just inside the kitchen by the front door.

In case of fire, if you cannot go down the stairs and out the front door or south and west doors, use the rope ladder under the window's table. To open a window, just press the two large tabs down then push the lower casement window all the way up. Lift the screen tabs just a bit to remove the screen and anchor the rope ladder on the window sill.

Important Contact Info:

Property Owner/Manager:

Brynn Brodie

928-693-9582 (cell)

brynnbrodie@gmail.com

Emergency Contact Information

Emergency 911

Fire Department 435-335-7300

Emergency Medical Services

Escalante: 435-826-4374

Kazan Medical Clinic

570 E. Moqui Lane, Escalante, UT

Bicknell: 435-425-3744

Wayne Community Health Center

128 South 300 West Bicknell, UT

Panguitch: 425-676-8811

Garfield Memorial Hospital

200 North 400 E. Panguitch, UT