

**Andy and Andria Rice**

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**Planning Commission, Town of Boulder, UT**

PO Box 1329  
Boulder, UT 84716

Re: Rice Family Minor Subdivision Application

Esteemed Members of the Boulder Planning Commission,

Andria and I have lived in Boulder for the last 4 years, along with our two young daughters, Camen and Shirley. We currently live in a home provided as Staff Housing by our employer, Jacqui Smalley. We manage and operate Boulder Creek Canyon Ranch, an iconic piece of Boulders landscape and history. We love the life we've built here so far, and have our hearts and minds set on making Boulder our permanent place of residence. To that end, we have made an arrangement with Jacqui to purchase and develop a piece of property of our own.

The property in question is a 5.92 acre piece of an existing 38 acre parcel, which we would like to subdivide from that larger chunk. If the subdivision is granted, We have secured financing to purchase the property immediately, and to begin construction of a new home on the lot soon after. Our goal is to be living on our property by February 2024.

We are prepared to work in partnership with the Town of Boulder and Boulder Farmstead Water Company, to develop the property in full compliance with the legal requirements of our town ordinances. Please review the following information regarding the most pertinent ordinances related to our project.

- Boulder Ordinance 153.190 and 152.041 - Roads: We have made arrangements with the Boulder Town Council, to open 100 North, an existing undeveloped town road. Andria and I are committed to assisting the town, however we are needed, in their efforts to establish 100 North as a code compliant, public street, within the existing legal easement. Once complete, 100 North will provide direct access to our property, as well a neighboring parcel, currently owned by Donna Jean Wilson.

- Ordinance 15.041 Section 4 - Road Requirements: We will build and maintain a code compliant, hard surfaced circular turn around, sufficient for the access of Emergency vehicles, at the intersection of 100 North and our lot boundary.
- Ordinance 152.041 (4) - Utilities: We are prepared to have adequate electrical service installed underground, By Garkane Electrical Co-op, at the time of Road Construction. We have cash on hand to complete this necessary step, and are not dependent on bank financing. We will have all inspections performed and legally certify the electrical service before work begins on our property.
- Ordinance 153.93 A - Culinary Water: We have made arrangements with Boulder Farmstead Water Company, and intend to tie into the 8" water line at roughly 100 W 200 N, and take our private service from there, to our proposed building site. As with our power service, this water project is not dependent on bank financing and can be started immediately upon approval of the subdivision.
- Ordinance 152.041 (3) - Fire Protection: In accordance with town ordinance regulating minor subdivisions, our lot line is within 400' of a functional fire hydrant. Our proposed building site is very close to the 650' limit from the same hydrant. We are also fortunate to have a second hydrant, which, although outside the 650' limit, would be very easy for the town fire department to quickly access and drive directly within working distance of our proposed home site, all well within the hose reel capacity of our town's fire trucks. Through many conversations with our town Fire Marshall, members of the Boulder Town Council, and senior members of the town Fire Department... We believe that we have a rock solid fire protection plan in place and have plainly demonstrated the we have no need to install a new fire hydrant in order to complete this proposed subdivision.
- Ordinance 153.93 B - Septic: We have had a septic percolation test performed by Jackson Excavation at our proposed building site, which revealed that the property is ready for septic to be installed. As with power and water, we are prepared to install our septic system immediately.

Thank you for your time in reviewing this pertinent information. We are available to you at any time, should you require further explanation of these issues, or if any other questions regarding code compliance arise.

With respect,

Andy and Andria Rice

