

# Conditional Use and Site Plan Application Requirement

## Background Information

Headwaters Cattle & Guest Ranch is a 165-acre working grass fed / grass finished rotationally grazing cattle ranch located on Highway 12 approximately 5 miles North of Boulder, Utah town center.

Headwaters Ranch has 3 rental units on the property. First, the Headwaters Ranch House is a 3 bedroom unit with a king bed with private bath, a second bedroom with a queen bed and the 3rd bedroom a twin bunk bed. An additional bathroom with a bathtub sits in the middle of the 2 bedrooms. The living room, which includes cable TV, has 2 full size fold out couches. The Ranch house has a full kitchen, equipped with cooking and dining ware. The dining table that sits off of the kitchen seats 6 he porch equipped with patio furniture, a great place to relax and soak in the sites. Other amenities include washer/dryer, large pantry, dishwasher, and high speed internet.

Second, the Main House has a king bedroom with a large walk in closet, private entrance to the deck. Adjacent to the king bedroom is a small office with a full fold out futon. The spacious common area has 2 fold couches, 2 fireplaces, a grand piano, and an 8-person dining table. The custom designed kitchen, includes a convection oven and a 6 burner stove, fully equipped with cooking and dining ware. The bathroom is located on the lower level and sits off of the king bedroom. The loft which has 2 full beds, custom dressers built in and a beautiful skylight, letting in the natural sunlight and great for stargazing. There is a large porch area with patio furniture on the south side of the home. Other amenities include washer/dryer, dishwasher, and high speed internet.

Third, the Studio Apartment has a California king bed with built in dresser drawers, and 2 night stand dressers, a table/desk with 2 swivel chairs and a fold out twin chair/bed. The bathroom has a shower/bathtub combination and the small kitchenette features a mini fridge, hot and cold water dispenser, convention oven and coffee maker. A small porch south facing equipped with patio furniture and spectacular views.

Headwaters Cattle & Guest Ranch boasts a 170-ft diameter fishing and swimming pond, 80-ft waterfall, several smaller ponds, gorgeous landscapes with numerous hiking trails, and a stream that runs through the property surrounded by the Dixie National Forest, overlooking the Grand Staircase National Monument.

More details on a working cattle ranch....  
Host manager living on site

## 1) Application-attached with this document

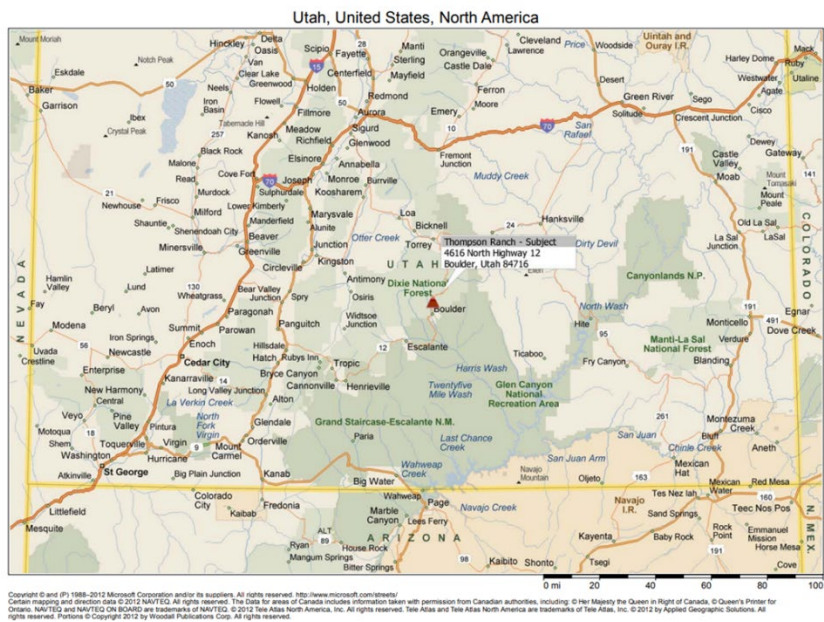
## 2) Site Plan

### Location of Property:

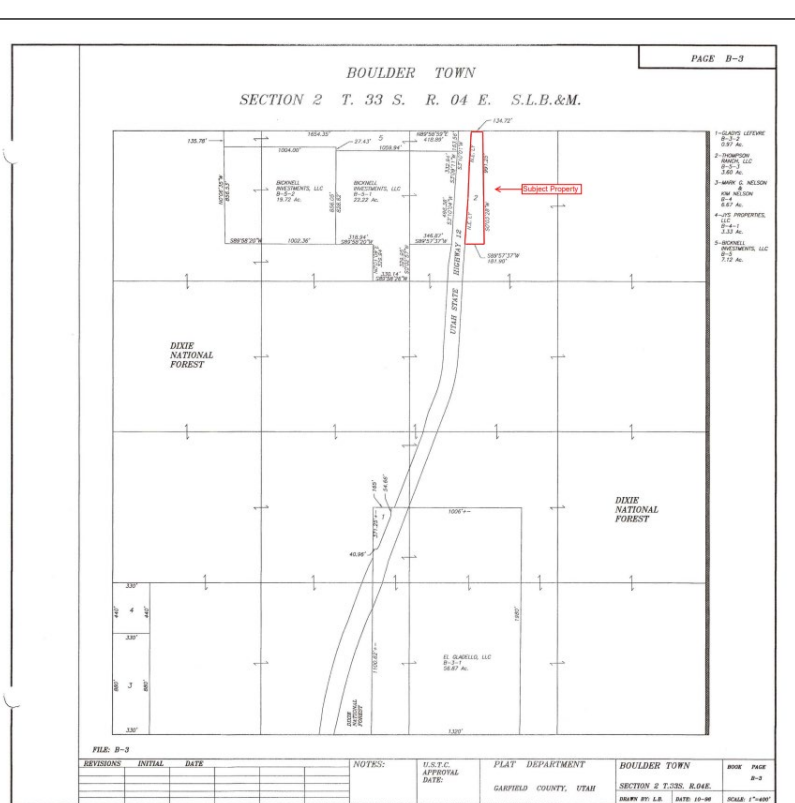
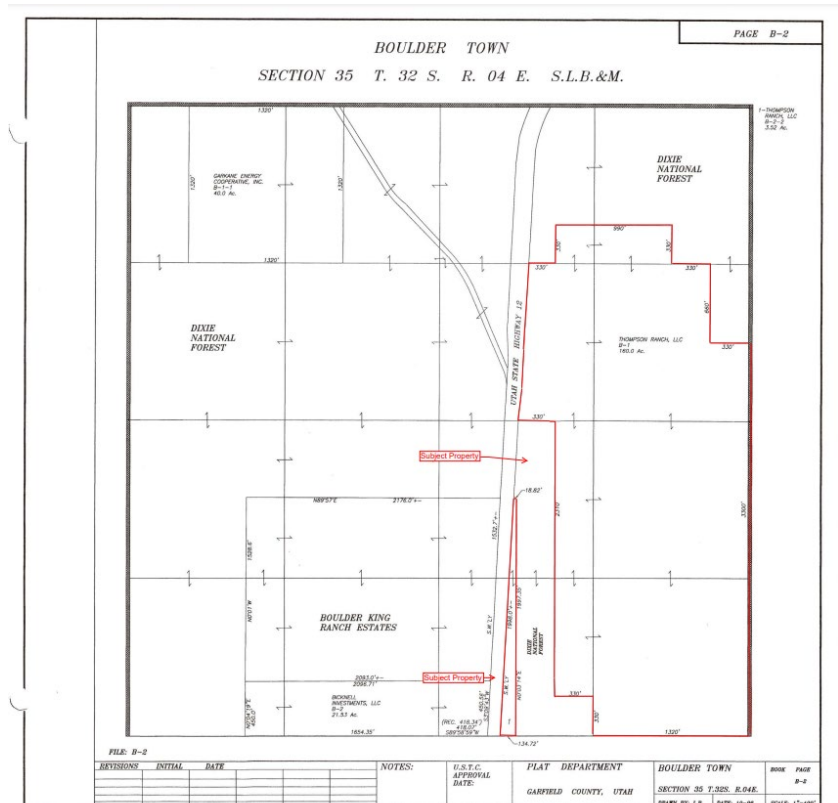
Headwaters Cattle & Guest Ranch

4270 North Highway 12 Boulder, Utah 84716

4270 North Highway 12, on the east side of the street. The subject is a rather large parcel which extends approximately one mile along the Highway. Primary access is provided from Highway 12, a two-lane road at the subject. The subject's primary parcel has 1,320 feet of frontage on Highway 12, and the subject's two narrow parcels to the southwest have a total of 2,989 feet of frontage on Highway 12.

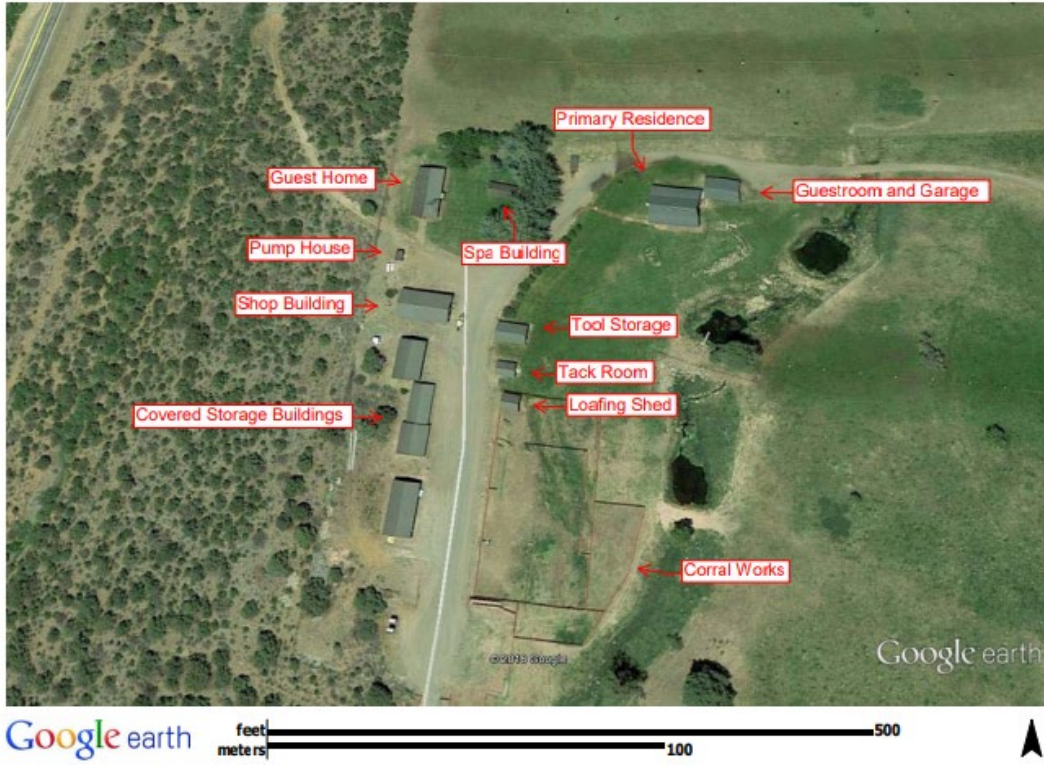


**Dimensions of Property:** The shape of the subject is generally rectangular, and the total size of the site is reported at 167.12 acres (county). The large size and normal shape make the majority of the subject usable for development.





**Building Structures:**



Gross Square Footage			
Building	Year Built	Construction	Size/SF
Primary Residence	1990	Class - D	2,757
Guestroom	1990	Class - D	326
Garage	1990	Class - D	567
Guest Home	2001	Class - D	1,485
Shop Building	1990	Class - D	1,893
Spa Building	1990	Class - D	480
Tool Storage	1900s-1990	Class - C & D	611
Tack Room	1990	Class - D	263
Covered Storage - 14' SH	1990	Class - D	1,056
Covered Storage - 9' SH	1990	Class - D	820
Covered Storage - 10' SH	1990	Class - D	771
Covered Storage - 13' SH	1990	Class - D	1,225
Loafing Shed	1990	Class - D	256
Pump House	1990	Class - D	72
Smoke House	1990	Class - C	25
Irrigation Parts	1990	Class - D	192
Total Square Footage			12,799

Remaining Economic Life: 30 years (estimated)

**Main House (Primary Residence):** The primary residence is a 2,757 square foot structure that is constructed of wood framing to a height of two levels. The exterior walls are finished with wood siding, and the windows consist of double-pane glass in vinyl frames. The roof structure is constructed of wood framing, and the cover consists of standing seam metal. The interior is accessible via southern and eastern entries. The main floor, containing 2,220 square feet, is demised into a large open living room, an adjoining dining area and kitchen. The balance of the floor consists of a master bedroom, an adjoining bathroom, and a laundry room. The loft area, containing 537 square feet, is accessible via one set of stairs. It consists of a large room that is open to the main floor. The interior finished work is of above average quality. The walls are improved with sheet rock, some tile wainscot, some glass block, etc. The ceilings consist of tongue-and-groove and some sheet rock. The floors are covered with Spanish tile, maple, and some carpets. The kitchen appliances consist of two gas ranges, a double oven, a refrigerator, and a dishwasher. The other finish work is of high quality. The dwelling is heated via a natural gas furnace and in-floor heat. There is no air conditioning.

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA2	Second Floor	537.24	537.24
GBA1	First Floor	2219.87	2546.19
GAR	First Floor	326.32	2546.19
	Garage	566.55	566.55
Net LIVABLE Area		(rounded)	537
Net BUILDING Area		(rounded)	2546



SOUTHWESTERLY VIEW OF PRIMARY RESIDENCE



NORTHWESTERLY VIEW



WESTERLY VIEW



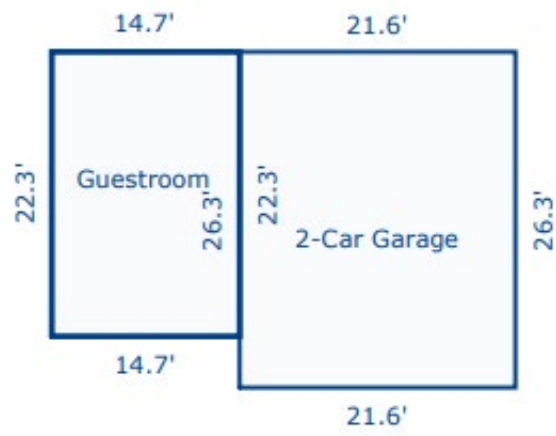
LOFT



INTERIOR VIEW - KITCHEN



**Studio Apartment and Garage (Guest Home and Garage):** Just northeast of the primary residence is a nearby guestroom and garage building. It is constructed of wood framing, with wood siding walls and double-pane windows. The roof structure consists of wood framing and the cover consists of standing seam metal. The western end of the building consists of a 326 square foot guestroom and adjoining bathroom. The finish quality is more average, consisting of sheet-rocked walls and ceilings, carpet and vinyl covered floors, etc. It appears to have an electric wall heater, but no air conditioning. The eastern end of the building consists of a 567 square foot two-car garage unfinished and not insulated; the floors consist of gravel . . . accessed by two single-car garage doors.



GUESTROOM BATHROOM



GUESTROOM



GARAGE

**Guest Home:** Toward the northwestern end of the building site is a 1,485 square foot guest home that consists of a prefabricated wood frame structure that has been placed on a permanent foundation and clad with lumber. The windows consist of double pane glass in aluminum frames and the roof cover consists of standing seam metal. The interior is accessible via southern and western entries. Otherwise, the area contains a front living room, an adjoining kitchen and dining area, three bedrooms (one of which is small), two full bathrooms and a laundry room. The finish is typical and straightforward. The walls and ceilings are finished with sheet rock, and the floors are covered with carpet and vinyl. The kitchen appliances consist of a gas range oven and a refrigerator (no dishwasher). Otherwise, the dwelling is heated via a gas furnace.



INTERIOR VIEW - KITCHEN



NORTHWESTERLY VIEW OF GUEST HOME

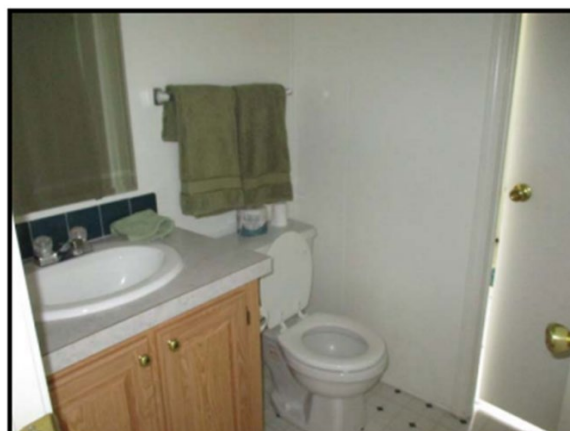


LIVING ROOM



NORTHEASTERLY VIEW

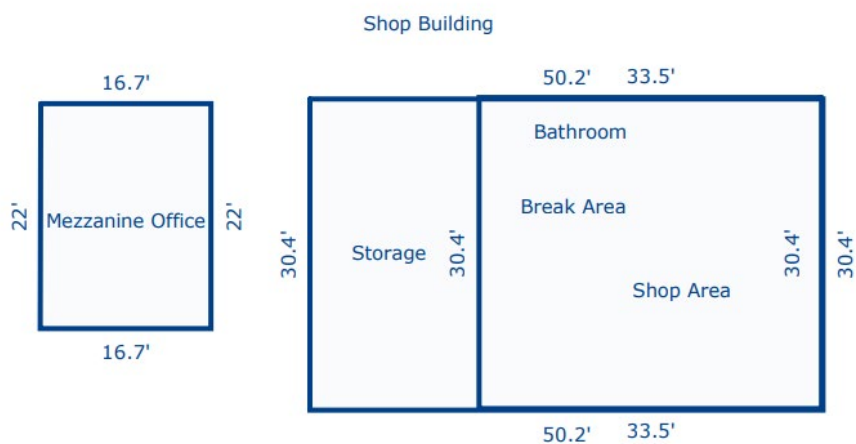
AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GBA1	First Floor	1485.00	1965.38
	First Floor	480.38	
Net BUILDING Area		(rounded)	1965



BATHROOM



**Shop Building:** The shop building is located toward the western end of the building site. It is an 1,893 square foot structure constructed of wood framing to a height of about 16 feet. The eastern 1,019 square feet consists of open shop area that is accessible via a 12' by 12' overhead door as well as an eastern entry. The area has a clearance height of 14 feet, and is finished with sheet rock except for the concrete floor. The back portion of the shop area includes a break area (with some 29 kitchen appliances) and a full bathroom (shower). The balance of the building consists of storage and a mezzanine bedroom/office of 367 square feet. The building is heated via a wood burning stove and some electric baseboard.



AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GBA1	First Floor	1525.88	
	First Floor	1018.96	2544.84
GBA2	Second Floor	366.59	366.59
Net BUILDING Area		(rounded)	2911

BUILDING AREA BREAKDOWN			
Breakdown		Subtotals	
First Floor			
50.2	x	30.4	1525.88
30.4	x	33.5	1018.96
Second Floor			
0.5	x	0.0	0.07
16.7	x	22.0	366.52
4 Items		(rounded)	2911



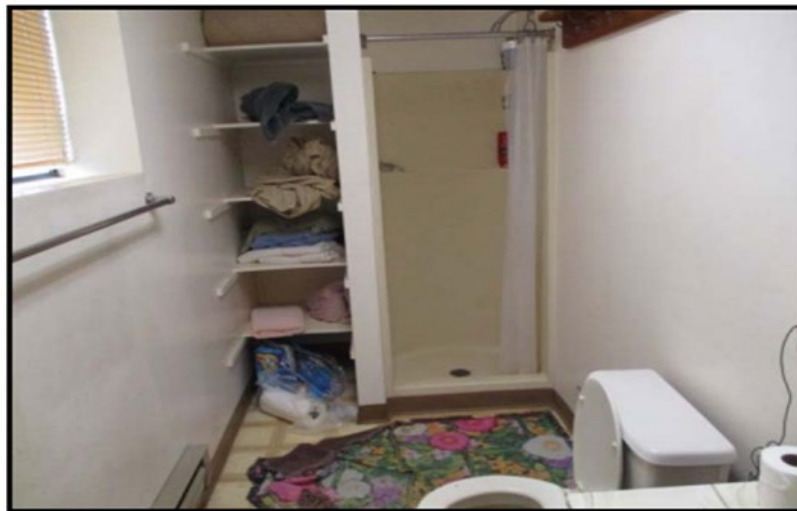
SOUTHWESTERLY VIEW



MEZZANINE BEDROOM/OFFICE



INTERIOR VIEW



BATHROOM

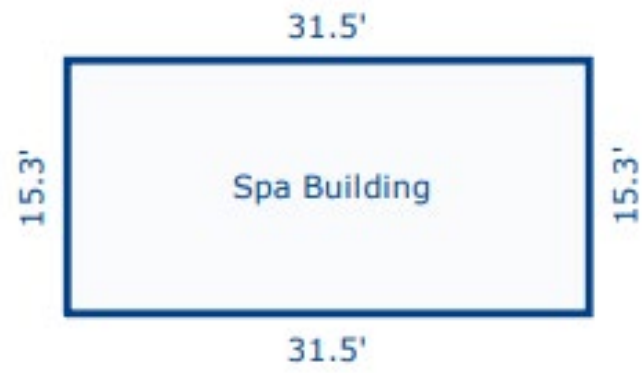


NORTHWESTERLY VIEW OF SHOP BUILDING

**Spa Building:** The spa building is located toward the northern end of the building site. It is a 480 square foot structure consisting of wood framing. The walls consist of wood siding and plexiglass for natural light. The roof structure consists of wood framing, and the cover consists of standing seam metal. The interior consists of an open room with a graveled floor. Otherwise, the building is heated via a gas space heater.



SPA BUILDING



**Tool Shed:** The tool shed is located toward the center of the building site. It is a 611 square foot structure that actually consists of concrete block. The building was later improved with siding and a wood frame roof with standing seam metal cover. The interior includes a concrete floor as well as electrical outlets and lighting. Otherwise, it is unfinished storage.



TOOL STORAGE

**Tack Room:** The tack room is located toward the center of the building site. It is a 263 square foot structure consisting of wood framing. The walls consist of wood siding, and the roof cover consists of standing seam metal. The interior includes a concrete floor and lighting. Otherwise, it is unfinished storage with some stands for saddles.



TACK ROOM

**Covered Storage:** Toward the southwestern end of the building site are four separate covered storage buildings that range in size from 771 to 1,225 square feet. The structures are constructed of wood framing to heights ranging from 9 to 14 feet. Each of the buildings has three sides and a metal roof. The floors are graveled. The northernmost building includes some lighting; the remaining buildings have no lighting.



COVERED STORAGE



Other Buildings: The remaining buildings consist of a 256 square foot wood-frame loafing shed (open storage for livestock), a 72 square foot wood-frame pump house, a 25 square foot concrete-block smoke house and a 192 square foot wood-frame irrigation parts shed. In addition, about .70 acre of the building site is improved with some modern pipe corral works that include a loading chute for large trucks.



CORRAL WORKS AND LOAFING SHED

C. Location of all roads & streets



NORTHERLY VIEW OF BUILDING SITE FROM ACCESS ROAD



SUBJECT PROPERTY - HEADWATERS CATTLE & GUEST RANCH  
EASTERLY VIEW OF PRIMARY ENTRANCE FROM HIGHWAY 12



SOUTHWESTERLY VIEW OF BUILDING SITE



EASTERLY VIEW OF NORTHERN ENTRANCE FROM HIGHWAY 12



STREET SCENE - SOUTHERLY VIEW ON HIGHWAY 12  
SUBJECT ON LEFT



NORTHERLY VIEW ON HIGHWAY 12, SUBJECT ON RIGHT



**D: Ingress/Egress Points:** Access to the property is from Highway 12. There is one main entrance that leads to the rental units that is paved. The other entrance is at the north end of the property but is only used to access the upper fields and the pond. See photos of access points in Subsection C above.

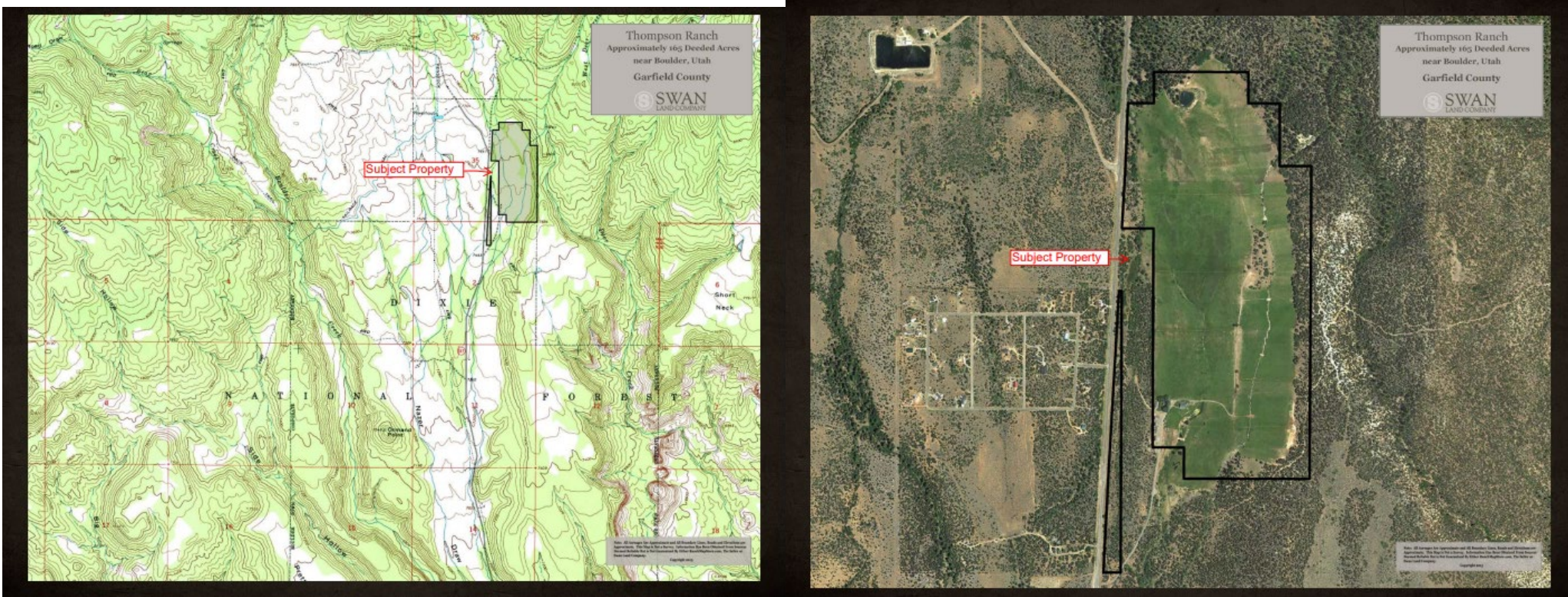
- No off-street parking.

**E: Private right of ways.** Access to the property is from Highway 12. Once on the property there is a private roadway that you follow to the rental units.

**F: Fences:** A perimeter fence lines the border of the property. Fence materials are barbwire and either metal t posts or wood posts 5 ft in height. Access gate(s) material are metal tubed gates.

**G: Any Additional Plans and Drawings Required?**

**3. Topographical Map:** The topography of the site ranges from mostly level to gentle slopes from north-to-south. The site is well drained and does not appear to be in an area of high flood risk (Unmapped Area, per FEMA). Based on inspection of neighboring developments, the soils of the site appear to have adequate bearing capacity for low-rise developments



3. Storm Water Plan: Storm water is collected from building through rain gutters and dispersed into adjacent streams via drainage ditches. On Field B there is a lower section where on occasion, water is collected and dispersed into the ground acting as a water table.

5. There are no present landscaping plans in place
6. No current construction plans are in place.
7. Service Impact Assessment - The property has already been operating as a guest ranch under the previous business license without any problems.
  - a. Culinary Water: According to the Boulder Farmstead Water Company Headwaters Rand culinary water is through a spring on the property which has a 1000-gallon storage tank servicing all buildings. All buildings are equipped in the kitchen sink with an additional faucet dedicated for culinary water
  - b. Sewer handled via septic.
8. Building Plans and Signs: There are no current plans to build.

Sign 1: 19" x 15" Sign 2: 1.75" x11.75" Sign 3: 24"x12" Sign 4: 5.9"x9 Sign 5: 19"x15" Sign 6: Top 17" x15" bottom 14"x8"

