

**APPLICANT INFORMATION**

Date: 21 March 2023

Name: Headwaters Cattle & Guest Ranch, L.L.C.

Address: 4270 North Highway 12

City: Boulder

State: Utah

Zip: 84716

Phone: 435-370-4902

Fax:

Cell Phone: 406-370-4902

Email: brandie@bouldermountainguestranch.com

Contact Person: Brandie Hardman

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

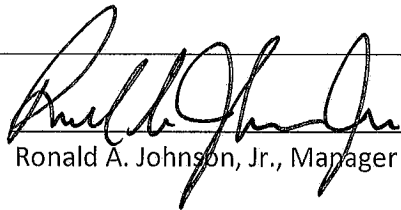
Proposed Conditional Use: Guest Ranch

Location/Address of Proposed Application: 4270 North Highway 12, Boulder, Utah 84716

Current Zoning District: GMU Greenbelt Multiple Use District

Total Acreage (square feet or acres) of Site: Approximately 167.12 acres

Name of Property Owners: Headwaters Cattle & Guest Ranch, L.L.C. is owned by RP, II, Ltd., a Utah limited partnership, which is beneficially owned by Ronald A. Johnson, Brandie Hardman, Parker Johnson and Kaan Johnson.

Signature of Applicant(s):   
Ronald A. Johnson, Jr., Manager of Headwaters Cattle & Guest Ranch, L.L.C.

**Boulder Town Office Use Only**

Date Received:

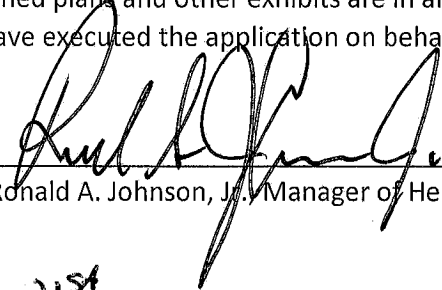
Date Determined Complete:

Fees Paid:

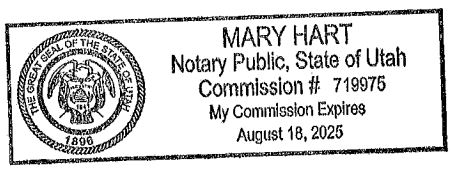
**PROPERTY OWNER AFFIDAVIT**

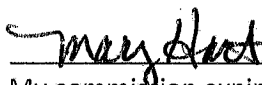
STATE OF UTAH            }  
  }ss  
COUNTY OF SALT LAKE }

I, Ronald A. Johnson, Jr., depose and say that I am the Manager of Headwaters Cattle & Guest Ranch, L.L.C., the owner 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, and that I have executed the application on behalf of Headwaters, Cattle & Guest Ranch, L.L.C.

  
\_\_\_\_\_  
Ronald A. Johnson, Jr., Manager of Headwaters Cattle & Guest Ranch, L.L.C.

Subscribed and sworn to me this 21<sup>st</sup> day of March, 2023.



  
\_\_\_\_\_  
(Notary) My commission expires: 8-18-25

**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: \_\_\_\_\_

## Conditional Use and Site Plan Application Requirements

- 1. A completed Conditional Use Application Form, as provided by the Town.
- 2. Five (5) 11 inch x17 inch size copies of a Site Plan drawn to a scale identifying the location and identifying the location of all proposed uses, buildings and structures, identifying the following;
  - a. The location and dimension of the property boundaries and all proposed uses, buildings and structures, and all existing buildings or structures located on the property.
  - b. The setbacks requirements, as required by the Zoning District in which the proposed uses, buildings and structures are located and the exterior dimensions of all proposed buildings and structures.
  - c. The location of all roads and streets serving the property, or proposed to serve the property, and including any Permits as required by Garfield County or the Utah Department of Transportation, as applicable.
  - d. The location and dimension of all existing and proposed ingress and egress points and off-street parking.
  - e. All public and private rights-of-way and easements located on, or adjacent to the property, proposed to be continued, created, relocated, or abandoned shall be shown.
  - f. The location of all existing or proposed fences and walls, identifying height and materials shall be shown.
  - g. Additional plans and drawings required to meet the adopted Building Code, as may be applicable.
- 3. A topographical map of the site identifying site features, as applicable, identifying areas of the site with greater than fifteen percent (15%) average slope and areas of the site with greater than thirty percent (30%) average slope with contour lines, at an interval of two (2) feet, and other features of the site, including but not limited to areas of natural vegetation, tree stands, water courses, drainage ways.
- 4. A Storm Water Plan.
- 5. A Landscape Plan identifying the treatments, including type and number of plant materials proposed for all areas not occupied by buildings and parking and identifying proposed screening and buffering treatments and a calculation of the amount of pervious and impervious area.
- 6. A Construction Plan identifying the phases of construction, a construction schedule, and a list of all permits necessary for the proposed use.
- 7. A Service Impact Assessment which shall include, but not limited to, identifying requirements for Culinary Water, Sanitary Sewer, and anticipated traffic volumes, proposed accesses, and Utah Department of Transportation requirements and permits, as applicable.

- ❑ 8. Building Plans and Signs. The proposed material and colors of all exterior building facades shall be identified as well as all proposed site signage including the height and size of all signs. All signage must comply with the Boulder Town Sign Ordinance.
- ❑ 9. All Conditional Use Applications are subject to Chapter 10 of the Boulder Town Zoning Ordinance to provide for general and supplementary development requirements and standards to create and protect the desired community character and identity of the Town, if applicable.

#### **Conditions for Consideration of Conditional Use Application Approval**

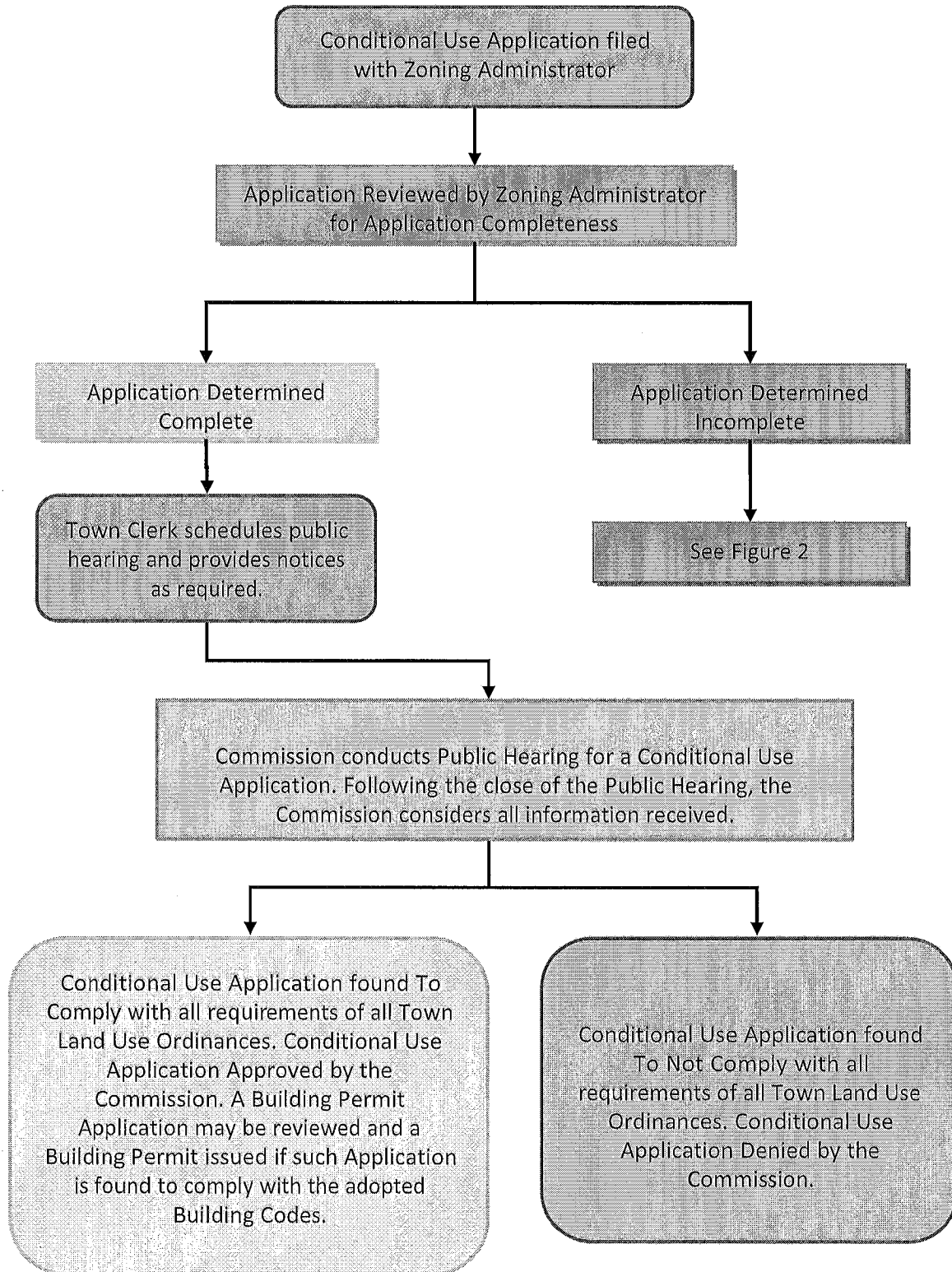
The Commission may impose such requirements and conditions with respect to location, construction, maintenance, operation, site planning, traffic control and time limits, and other items for the Conditional Use permit as deemed necessary for the protection of adjacent properties and the public interest. The Commission may require guarantees or other evidence that such conditions will be met and complied with.

These conditions may include:

1. That the site will be suitably landscaped and maintained and that the design, setbacks, fences, and buffers are adequate to protect adjoining property and preserve and/or enhance the appearance and character of the area.
2. That all buildings and structures are designed to add to the overall quality of the area.
3. The provision of parking facilities, including vehicular ingress and egress and loading and unloading areas.
4. The provision of required road and street dedication and improvements, and adequate water supply, sewage disposal and fire protection, and other improvements, facilities and services.
5. Conditions required for the mitigation of possible nuisance factors such as noise, vibrations, smoke, dust, dirt, odors, gases, noxious matter, heat, glare, electro magnetic disturbances, and radiation.
6. The regulation of operating hours for activities affecting normal schedules and functions.
7. The regulation of signs.
8. Identifying a time for regular review and monitoring, as determined necessary, to ensure the use continues to operate in compliance with all conditions and requirements of approval.
9. Such other reasonable conditions determined necessary by the Commission to allow the operation of the proposed conditional use in compliance with the requirements of this Ordinance.

**FIGURE 1**

**CONDITIONAL USE APPLICATION REVIEW PROCEDURES**



**FIGURE 2**

**DETERMINATION OF APPLICATION COMPLETENESS PROCEDURES**

