

**Andy and Andria Rice**

285 North HWY 12  
Boulder, UT 84716  
970.306.2997  
andy.bccr@gmail.com  
andria.rice11@gmail.com

April 20, 2023

**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, Carmen 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 December of this year.

We are prepared to work in partnership with the Town of Boulder 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, and have begun the process of opening 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 as 2 neighboring parcels, currently owned by Donna Jean Wilson.

- Ordinance 15.041 Section 4 - Road Requirements: We are currently in the process of constructing a code compliant, hard surfaced 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 by Garkane Electrical Co-op. 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 All Wells Drilling, to have a well installed on our property for culinary usage. We have received our water right from the State of Utah, along with our drilling permits. We have cash on hand to cover the expense of drilling, and will likely have water on the property months before building.
- 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. We have reviewed our fire prevention plans with the town fire authority, who has granted approval for us to begin the subdivision process.
- 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. We have a complete, professional septic design in hand, and our SW Utah Health Dept paperwork is currently being processed. As with power and water, we are prepared to install our septic system immediately.
  - Ordinance 152.041 (4) - Storm Drainage: Our lot features 2 distinct natural drainages, which reliably channel storm water and snow melt. Our roads and build site exist on the property's highest point, above water flow. These natural drainages could easily accommodate possible overrun from neighboring ditches and/or irrigated pastures, without damaging infrastructure on our new lot.

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

