

351 North 100 East - PO Box 1329 - Boulder, Utah
04712
(435) 335-7300

APPLICATION FOR SUBDIVISIONS

APPLICANT INFORMATION

Date: 2-27-23

Name: ANDREW & ANDRIA RICE

Address: 285 N. HIGHWAY

City: BOULDER State: UT Zip: 84716

Phone: Fax:

Cell Phone: 970-306-2997

Email: andy.beer@gmail.com

Contact Person: ANDY RICE

PRELIMINARY SUBDIVISION APPLICATION Fee Amount: \$

Proposed Number of Lots: 1 LOT #10

Location/Address of Proposed Application: 100 W 100 N

Current Zoning District: Med Density Residential

Proposed Total of Area for Subdivision (in acres): 6.0

Name of Property Owners: JACQUENINE SMALLEY
AUSTIN-SMALLEY LIVING TRUST

Signature of Applicant(s): Jacquelin Smalley

Boulder Town Office Use Only

Date Received: 5/11/23	Date Determined Complete: 5/8/23	Fees Paid:
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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



SEPTIC SYSTEM APPLICATION

(CONSTRUCTION OF AN INDIVIDUAL ONSITE WASTEWATER DISPOSAL SYSTEM)

Please complete the application in full, incomplete applications will be rejected

Contact Name: Tony Jackson Phone: (435) 1691-8585

Contact E-Mail: office@jacksonexcavation.com

Property Owner Name: Andy Rice Phone: (970) 306-2997

Lot#: 7 Block: Subdivision: Tax ID (Parcel) #:

Additional Information (Directions or other identifying features): 100 North 100 west
Boulder UT Box 1523

Construction Site Address: _____
 TBD (if no address, give the most accurate location information possible) _____

 Beaver
 Garfield
 Iron
 Kane
 Washington

City _____ County _____

Are there any other installed or proposed septic systems on this lot/parcel of land? Y N

Maximum Number of Bedrooms (count dens, offices, or other rooms that can be converted): 4

Commercial Facility (List the estimated Maximum Daily Flow): _____

Will There be a Basement? Y N Will It be Finished? N/A Y N Will It Be Plumbed? N/A Y N

Are there any wells, streams, ponds, ditches, or springs in the vicinity of the proposed system? Y N
If Yes please show complete details on the plot plan

Water Supply for System: well is not drilled yet.

Name of Certified Soil Evaluator: Tony Jackson

Name of Certified System Designer: Tony Jackson
Certification must be current at the time testing is performed.

I HEREBY CERTIFY ALL INFORMATION CONTAINED IN THIS APPLICATION IS CORRECT

SIGNATURE Tony Jackson Date 3/28/23

FOR OFFICE USE ONLY			
Number	Maximum Hydraulic Loading Rate	Tank Size	Absorption Area Size
Bedrooms	gal/ft ² /day	Gallons	Ft ²
			<input type="checkbox"/> Deep <input type="checkbox"/> Shallow <input type="checkbox"/> Chambers <input type="checkbox"/> Bed

Environmental Health Scientist Signature _____ Date: _____

APPROVED REJECTED

Fees Received: _____ By: _____
Initials

Hi April,

Per your request, here is a description of the lines on our infrastructure/access overlay.

Solid Yellow Line- lot boundary.

Dotted Green Lines- drivable routes from existing fire hydrants, approved for purposes of this subdivision by Pete Benson.

White Quarter Circle- 70' parking/turn around area, sufficiently sized for "60' Y" Emergency vehicle access, as describe in town "road standards for fire apparatus" documents- also approved by Pete Benson. **See document #11 in application folder, labeled "Turn Around" for descriptive photographic overlay with measurements included.

Turquoise Dotted Lines- Natural drainage indicators.

Purple Rectangle- House.

Green Rectangle- Septic system.

Bold Red Line- Garkane Power line.

GARFIELD COUNTY CORPORATION Tax Roll Master Record

11:28:52AM

November 10, 2021

Parcel: 02-0005-0189	Serial #: B-70-B	Entry: 277112
Name: SMALLEY JACQUELINE A TRUSTEE		
c/o Name:		
Address 1: PO BOX 1313		
Address 2:		
City State Zip: BOULDER		UT 84716-0000
Mortgage Co:		Acres: 38.81
Status: Active	Year: 2021	District: 002 BOULDER DISTRICT 0.008012

Property Address
SCHOOLHOUSE LEDGE ROAD W 172
BOULDER 84716-0000
Acres: 38.81

Owners	Interest	Entry	Date of Filing	Comment
SMALLEY JACQUELINE A TRUSTEE		277112	01/31/2020	(0532/0843)

Property Information	2021 Values & Taxes				2020 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LA02 AGRICULTURAL LAND UNIMPROVED	38.81	85,000	85,000	681.02	85,000	85,000	693.18
Totals:	38.81	85,000	85,000	681.02	85,000	85,000	693.18

<p>**** ATTENTION !! **** Tax Rates for 2021 have been set and approved. All levied taxes and values shown on this printout for the year 2021 should be correct.</p>	2021 Taxes: 681.02 Special Fees: 0.00 Penalty: 0.00 Abatements: (0.00) Payments: (0.00) Amount Due: 681.02	2020 Taxes: 693.18 Review Date 10/02/2018 NO BACK TAXES!
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DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

Legal

Taxing Description

THE E 1/2 OF THE E 1/2 OF THE SW 1/4 OF THE NE 1/4, THE W 1/2 OF THE W 1/2 OF THE SE 1/4 OF THE NE 1/4 AND THE W 1/2 OF THE W 1/2 OF THE NE 1/4 OF THE SE 1/4 OF SEC 26 T33S R4E SLB&M : ALSO LOTS 13, 20 AND 21 BOULDER TOWNSITE SURVEY : ALSO BEG AT THE SW COR OF LOT 27 BOULDER TOWNSITE SURVEY AND RUNNING TH N 310.00 FT; TH E 350.90 FT; TH S 27.00 FT; TH S47°25'20"W 418.27 FT; TH W 42.10 FT TO THE POB ~~CONF 3881 AC ME~~

History

SECOND ADDRESS: 171 WESST SCHOOLHOUSE LEDGE ROAD, BOULDER 84716.



Soil Log/Percolation Test Record Sheet

Name: Andy Rice
 Site Location: 106 N. 100 W. Boulder, UT

Soil Layer Depth Intervals	Soil Texture	Soil Structure (i.e. Single Grain, Granular, Blocky, Platy, Prismatic, Massive)	% Rock in Soil		% Soil Particle Distribution (Sand + Silt + Clay = %100)		
			Cobbles	Gravel	Sand	Silt	Clay
Surface to <u>4'</u>	<u>loamy sand</u>	<u>Single Grain</u>	<u>10%</u>	<u>10%</u>	<u>80%</u>	<u>20%</u>	<u>0</u>
to <u>10'</u>	<u>Sandy loam</u>	<u>Granular</u>	<u>20%</u>	<u>10%</u>	<u>60%</u>	<u>20%</u>	<u>20%</u>
to _____							
to _____							
to _____							
to _____	<u>Soil is hard to dig @ 4'</u>						

Soil Percolation Test #	Total Depth of Hole (ft.)	Period of Time Hole Presoaked	Period of Time Soil Allowed to Swell	Initial Depth of Water	Beginning Time	Final Depth of Water	Ending Time	Distance Water Dropped	Elapsed Time	Perc. Rate in Min/in
<u>1</u>	<u>3'6"</u>	<u>24 hrs</u>	<u>24 hrs</u>	<u>12"</u>	<u>9:02</u>	<u>11 1/4</u>	<u>9:12</u>	<u>3/4</u>	<u>10</u>	<u>10 3/4</u>
				<u>12"</u>	<u>9:15</u>	<u>11 1/2</u>	<u>9:25</u>	<u>1/2</u>	<u>10</u>	<u>10 1/2</u>
				<u>12"</u>	<u>9:28</u>	<u>11 1/2</u>	<u>9:38</u>	<u>1/2</u>	<u>10</u>	<u>10 1/2</u>
				<u>12"</u>	<u>9:41</u>	<u>11 1/2</u>	<u>9:51</u>	<u>1/2</u>	<u>10</u>	<u>10 1/2</u>

Final Stabilized Percolation Rate 20/1 Minutes per Inch

- Maximum Seasonal Ground Water Elevation: None
- Depth from Ground Surface to Unsuitable Soil or Bedrock Formation: None
- Distance from Public Wells Within 1500' of system: None and Private Wells Within 200' of System: None

Note: Soil exploration must extend to a MINIMUM depth of 10' and for deep systems AT LEAST 4' below the bottom of proposed trench.

I, Tony Jackson certify the above information to be an actual description of the Physical Site Characteristics of the proposed subsurface wastewater disposal system.

Signature: Tony Jackson
 (Certified Soil Tester)

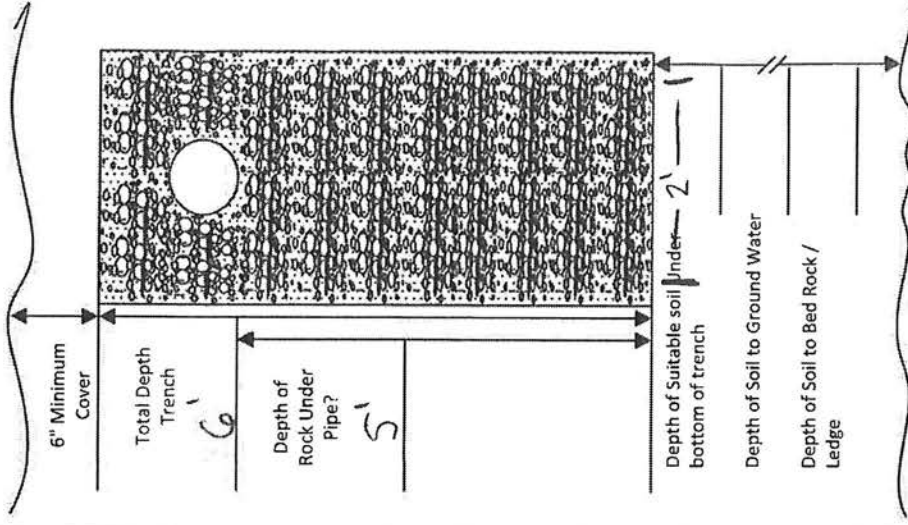
Date: 3/27/23

Waste Water System Site Plan

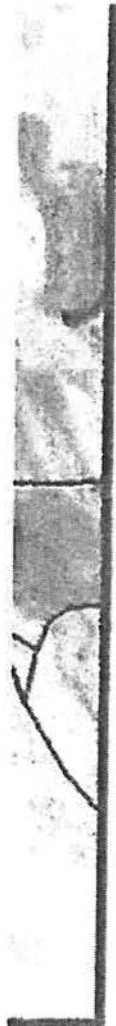
Plot Plan

Include: House, Tank, drain field, water sources, property lines, grade changes, drainage ditches

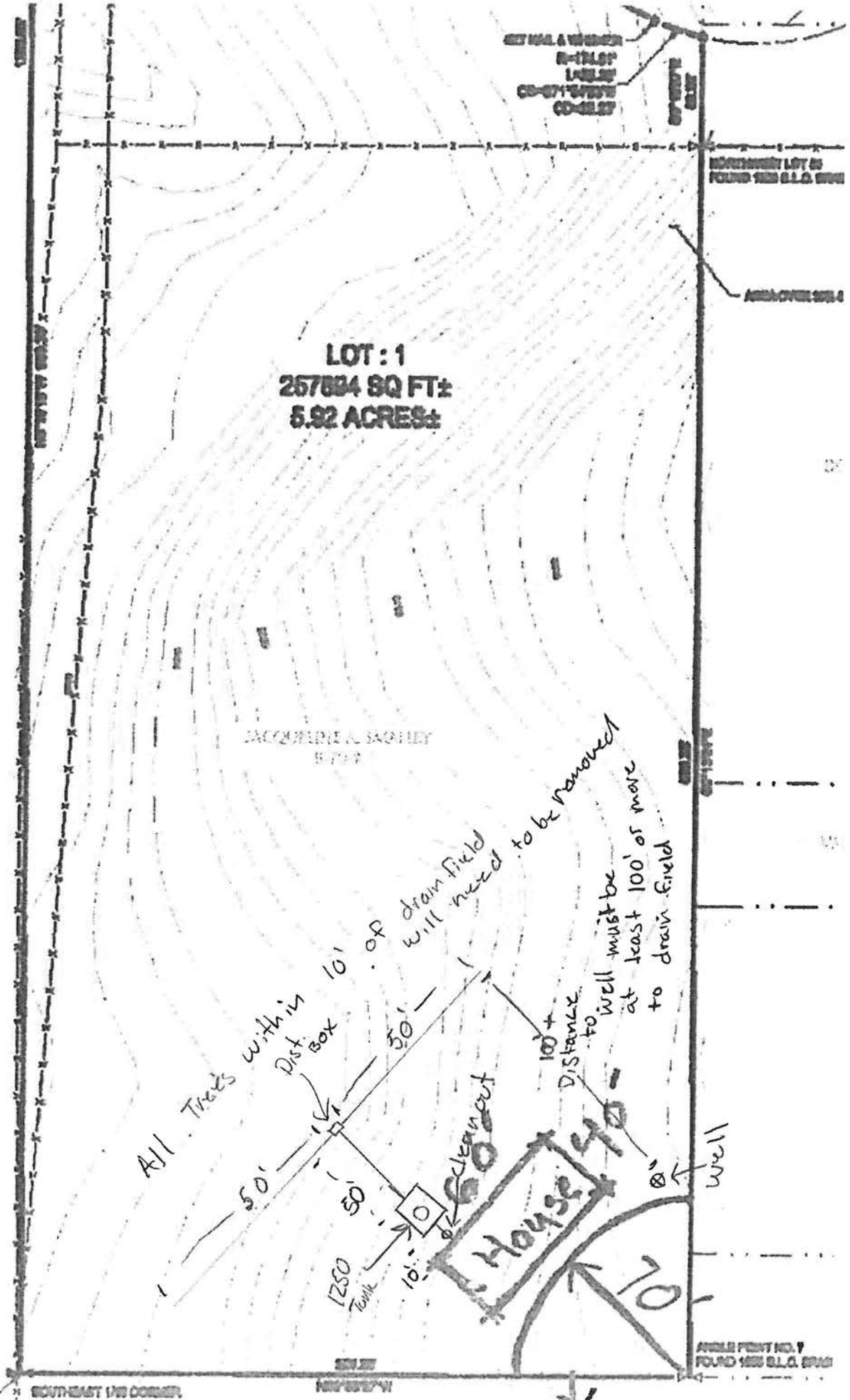
Trench Detail

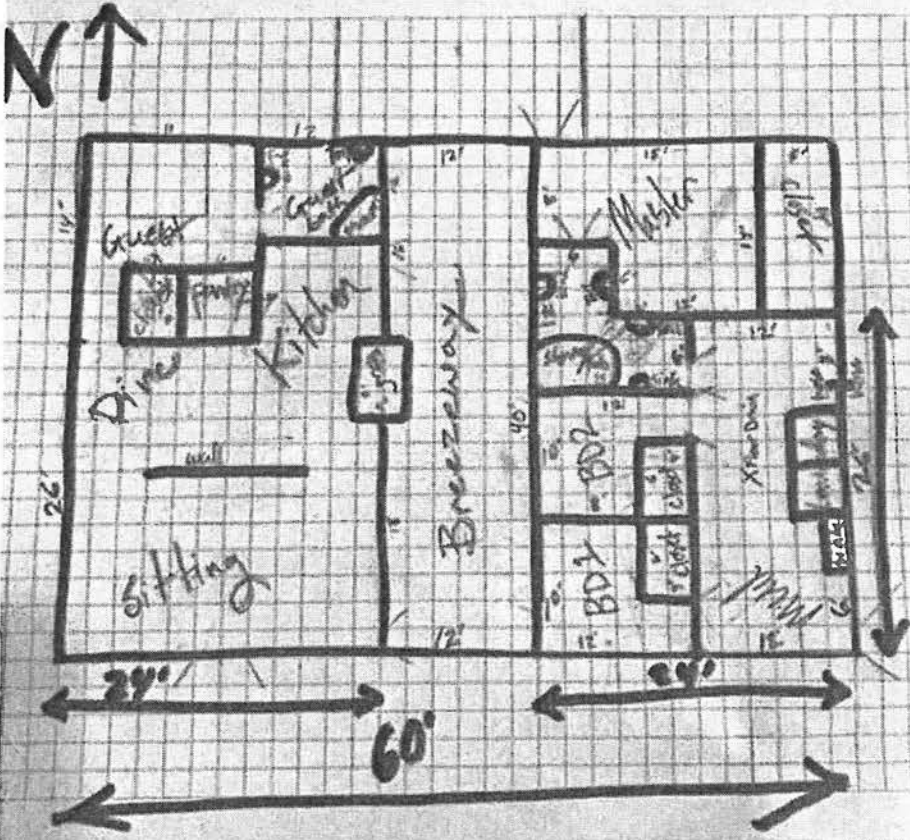


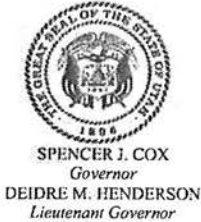
$$600 \text{ gpd.} \div .65 = 924$$



LOSER CREEK
SYGMA, LLC
14-09







State of Utah
DEPARTMENT OF NATURAL RESOURCES
Division of Water Rights

JOEL FERRY
Executive Director

TERESA WILHELMSSEN
State Engineer/Division Director

April 18, 2023

ANDY Rice
PO Box 1523
Boulder UT
84716

Dear Applicant:

**RE: PROVISIONAL ("RUSH") WELL REQUEST
WATER RIGHT 97-2507(A83737)**

Reference is made to your request to expedite drilling of a well before the underlying application has been approved by the State Engineer. This well is located at:

South 1104 feet, West 1025 feet from the E4 Cor, Sec 26, Town 33S , Range 4E, SLB&M.

Permission is **HEREBY GRANTED** to proceed with the drilling of this well. While this letter grants you permission to proceed with the construction of the well, **IT DOES NOT GRANT ANY APPROVAL TO DIVERT OR USE WATER FROM THE WELL.**

Following completion and testing, the well casing must be sealed with a tamper-resistant, water-tight cap or permanently abandoned by licensed driller before the drill rig is removed from the site. No water may be diverted from the provisional well and applied to beneficial use under this permission to drill, and **no assurances are given that the subject application will be approved.** You may proceed with the drilling, but all risks associated with drilling under this authority are borne by the applicant. Please note that this permission to drill expires on **October 18, 2023.**

Enclosed are two self-addressed postage-paid 'cards.' One page is the Driller (Start) card which you **MUST** give to the licensed driller with whom you contract to drill the well. The well driller must have a current Utah Water Well Driller license, and the well must be constructed in accordance with the State of Utah Administrative Rules for Water Wells. The driller may not commence construction of the well until you provide the Driller (Start) Card which the driller must submit to our office.

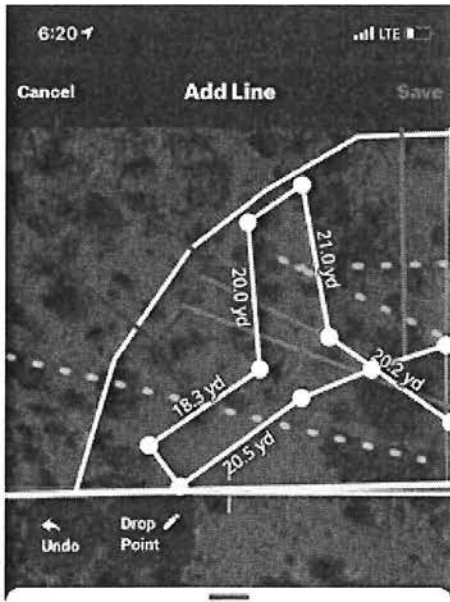
The other page is the Applicant Card which is **YOUR RESPONSIBILITY** to sign and return **immediately upon completion of drilling.** **DO NOT GIVE THE APPLICANT CARD TO THE DRILLER. Your submission of the Applicant Card is your certification that the drilling is complete and the well site is secured.**

You are advised to review this letter with the driller prior to commencing construction to assure that all restrictions and conditions are understood.

Sincerely,

Nathan Moses, P.E., Regional Engineer - Cedar City

NM:kb



Line Name

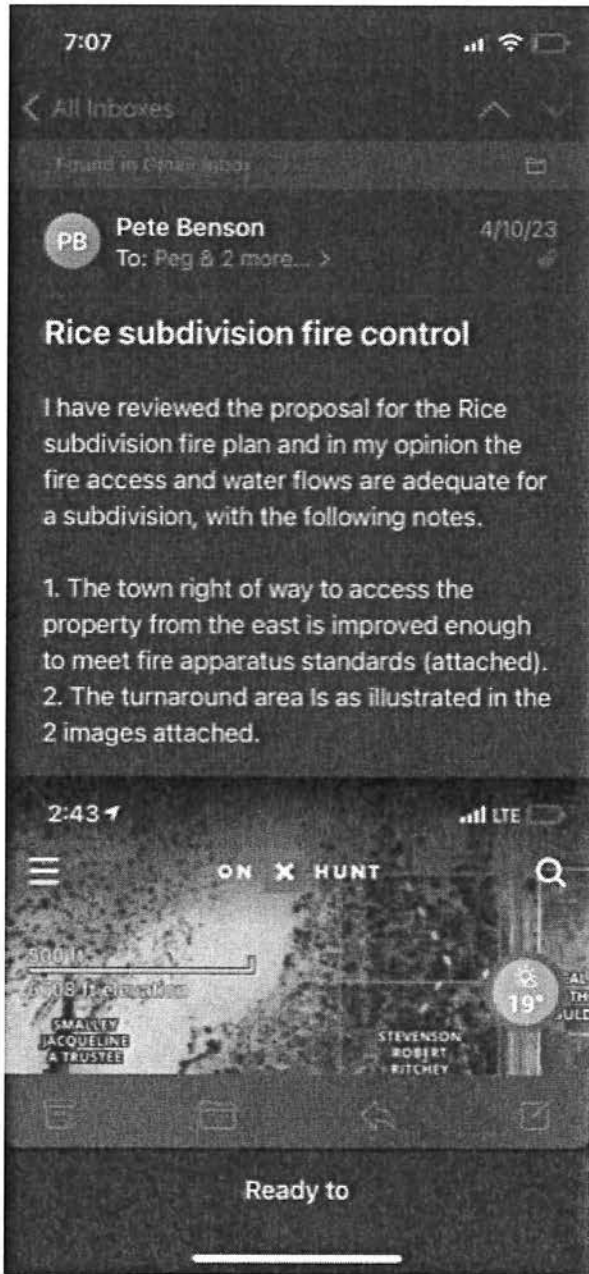
Line 03/25/23 18:16

Folders

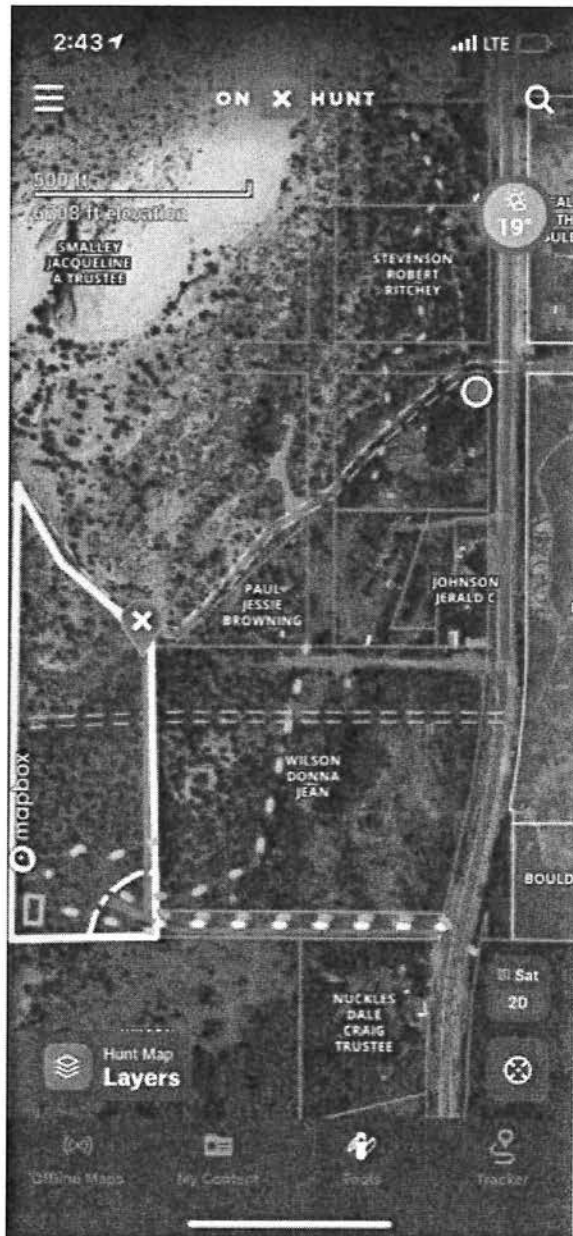
+ Add

Notes

Save







30 DAY ESTIMATE

UTAH WORK ORDER#

23-107

Name: ANDY RICE
Address: PO BOX 1523 BOULDER UTAH 84716
Phone: 970-306-2997
Email: ANDY.BCCR@GMAIL.COM



District	HATCH
Service Location	100 W 100 N BOULDER UTAH 84716
Permanent	
Indeterminate	
Temporary	
Seasonal	

Send Payment To:
1802 South Hwy 89A
Kanab, Utah 84741
Phone: (435) 644-5026
Toll-Free (888)644-5026

Project Description: **NEW LINE EXT AND 200-AMP**

ESTIMATED PROJECT COST:

ITEM	DESCRIPTION	Qty	Labor Cost	Material Cost	Total
	TRANSFORMER & METERING FEE (UN	1			\$2,100.00

Budgetary Estimate (Prices subject to change)					
ENGINEERING FEES					
A4.1	DEADEND,DOUBLE,ANGLE (90-150 DEGREES)	1	\$507.62	\$177.41	\$685.03
A5.1	SINGLE DEADEND	2	\$507.62	\$177.41	\$685.03
E1.1	SINGLE DOWN GUY - THROUGH BOLT TYPE	2	\$406.10	\$125.80	\$531.89
F3.12	PLATE TYPE ANCHORS - LARGE ANCHOR	2	\$676.83	\$501.07	\$1,177.90
H1.1	GROUNDING ASSEMBLY - GROUND ROD TYPE	2	\$175.97	\$113.98	\$289.96
POLE 40-4	POLE, 40' CLASS 4	2	\$1,225.05	\$3,979.47	\$5,204.52
UA1	1 PH 15 KV CABLE TERMINAL POLE	1	\$1,143.84	\$881.82	\$2,025.65
UG7B	1 PH PAD MT TRANSFORMER LOOP FEED	1	\$338.41	\$0.00	\$338.41
UJ2-6	SECONDARY CONNECTOR BLOCK	3	\$126.90	\$53.00	\$179.90
UM1-7NC	SECTIONALIZER/TRANSFORMER GROUND ASSEMBLY	1	\$338.41	\$789.73	\$1,128.15
UM3-14	SINGLE PHASE SECTIONALIZING ENCLOSURE	1	\$846.03	\$659.91	\$1,505.94
UM48-1	GROUND ASSEMBLY FOR PAD MOUNT TRANSFORMER	2	\$169.21	\$76.65	\$245.85
UM6-1	LOADBREAK ELBOW, 15 KV	3	\$253.81	\$181.34	\$435.14
UM6-10	15 KV DEADEND RECEPTACLE	4	\$67.68	\$166.98	\$234.66

UM6-15	15 KV PARKING STAND	2	\$33.84	\$124.61	\$158.45
UM6-22	15 KV 4 POINT JUNCTION	1	\$55.84	\$172.46	\$228.30
UM6-34	15 KV ELBOW SURGE ARRESTER	1	\$84.60	\$128.18	\$212.79
WIRE-1/0URD15CI C	WIRE, 1/0 15 KV PRIMARY JACKETED C.I.C.	499	\$1,350.94	\$4,210.06	\$5,561.01
WIRE-4/0URDTPCI C	WIRE, 4/0 URD TRIPLEX C.I.C.	109	\$295.10	\$733.79	\$1,028.88
WIRE-4ACSR-7/1	WIRE-4ACSR-7/1	580	\$490.70	\$236.06	\$726.76
ZZ200	METER, 1 PH SELF CONTAINED FORM 1S/2S	1	\$84.60	\$464.12	\$548.73

Labor & Material Subtotal

\$9,179.11 \$13,953.84 \$23,132.95

Remarks: The consumer is responsible for **all trenching and back filling**. The consumer must pay all of the Garkane Energy's aid in construction costs and meet the requirements of Garkane Energy and any applicable state and local codes and regulations before construction and connection is made.

Contact your local building inspector for applicable codes and inspections:

Subtotal	\$27,546.24
Fees Paid	\$ 390.00
Other Credit	
Subtotal	\$27,156.24
200-Amp Plant Investment Fee	\$ 500.00
Security Deposit	\$ 170.00
AMOUNT DUE BEFORE CONSTRUCTION BEGINS.	<u>\$27,826.24</u>

This estimate is based on today's material and labor costs and are subject to change. Cost estimates are valid for 30 days. It is the consumer's responsibility to contact Garkane after 30 days for an updated estimate. If the job is not progressing after 6 months from the date of the original estimate, the consumer will need to reapply.

Estimated By: Nate Lyman

Date: APR-17-23

Road standards for fire apparatus

Section 503.2.1

... Fire apparatus access roads shall have an unobstructed width of 20 feet, exclusive of shoulders, ... and have an unobstructed vertical clearance of 13 feet 6 inches.

Section 503.2.4 Turning radius The required Turning radius of a fire apparatus access road shall be determined by the fire code authority.

After doing some research It looks like a 20 foot inside radius and 40 foot outside radius would be adequate for our equipment.

Grade

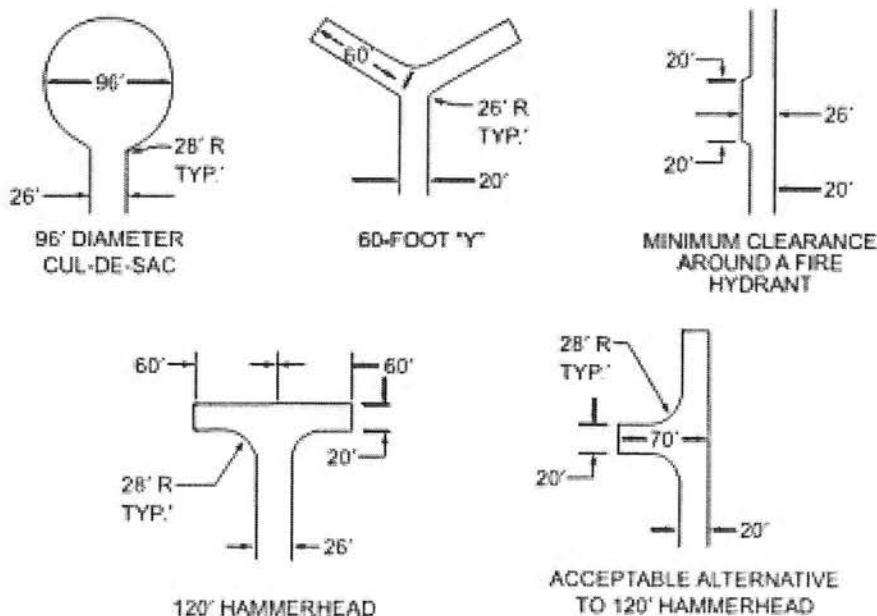
D103. Grade Fire apparatus access roads shall not exceed 10 percent in

grade. Turnaround

D103.4 Dead Ends

Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.

Table D103.4 refers to this diagram.



Since all our equipment is smaller the cul-de-sac could be 80' diameter instead of 96' and the hammerhead or "Y" could have 50' length instead of the 60' or 70' in the image.

A loop would also be acceptable as a turn around if the 40 foot outside and 26 foot inside radius is maintained and is normally clear of vehicles for all turns.



P.O. Box 159 · Hanksville, UT · 84734
Office/Fax 435-542-3411 · Cell 307-231-3780
allwellsdrilling@gmail.com

April 20, 2023

Andy Rice
PO Box 1523
Boulder UT 84716

RE: Water well drilling

To Whom It May Concern

We have received paperwork from Mr. Andy Rice that the State of Utah has given permission for him to construct a well located at:

South 1104 Feet, West 1025 feet from the E4 Cor, Sec 26, Town 33S, Range 4E, SLB&M

Andy has contacted our company and sent the required Driller Start Card for water right 97-2507 and our intent is to drill this well in the coming months on his property in Boulder UT.

Regards,

Lisa J. Wells

boulderirrigation@yahoo.com <boulderirrigation@yahoo.com>

Mon, Apr 24,
2023 at 7:45 AM

To: Andy Rice <andy.bccr@gmail.com>

Dear Andy,

The Boulder Irrigation & Water Development Company acknowledges the Rice Family Subdivision.

There do not appear to be any issues with the culvert in the new town access road. Like all culverts, it needs to get monitored and cleaned out on a regular base.

The actual Rice Family Subdivision is located in an area without any Boulder Irrigation & Water Development Company ditches.

Sincerely,

Ray Gardner

President

State of Utah

DEPARTMENT OF NATURAL RESOURCES

Division of Water Rights

SPENCER J. COX JOEL FERRY TERESA WILHELMOSEN
Governor Executive Director State Engineer/Division Director
DEIDRE M. HENDERSON
Lieutenant Governor

April 18, 2023

ANDY Rice
PO Box 1523
Boulder UT
84716

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97-2507(A83737)**

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Sincerely,

Nathan Moses, P.E., Regional Engineer - Cedar City
NM:kb

