

To Erin Smith, Zoning Administrator, and the Boulder Planning Commission:

This application serves two purposes: to 1) relinquish our currently held RSTR permit for the property at 995 East 1940 South (formerly called 995 E. Chatwin-McCabe Lane and 2175 Lower Boulder Road) and 2) to apply for a new RSTR permit for our property at 1165 East 1940 South.


In 2017 we purchased 20 acres on Lower Boulder Road and after remodeling the existing home on the lot, lived there full time from 2018 through 2021, during the years our daughter attended Boulder Elementary School. We obtained an RSTR permit from the Town of Boulder to offer short term rentals in that home in the years that followed, when we had to spend much of the school year in Salt Lake so our daughter could continue her education. We are proud to have maintained a five-star rating from guests, with no complaints from local neighbors. We are more proud to have contributed to the local economy, both through tax dollars and through frequent guest referrals to businesses ranging from restaurants, to bodyworkers, to guiding services, to craftspeople.

We subdivided that 20-acre property into three lots under a scrupulous process with this Planning Commission. After owner-finance selling one parcel to a longtime local last year, we recently sold the second parcel which contained our previous residence to a young couple who has moved full time to the community. As such, we can relinquish the RSTR permit for that parcel (995 East 1940 South). We have now completed construction on our forever home located on the easternmost third parcel. Boulder is our primary residence, but our daughter has three more years of high school, so we must continue to split our time between Boulder and Salt Lake until 2027.

Therefore, we are now applying for the right to offer short term rentals on our new house for the times when we are not in residence. Like the previous home we rented out, this new home is also two-bed/two-baths. It is accessed from the same private drive. We do not anticipate any change in impact to the area, but do look forward to finding even more ways to benefit the local tourist economy and to create even more positive connections between locals and visitors.

Thank you,

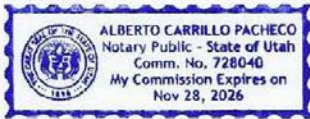
Alexandra Fuller and Anson Fogel
P.O. Box 1522
Boulder, Utah 84716

APPLICANT INFORMATION		
Date:	12 September 2024	
Name:	Alexandra Fuller and Anson Fogel	
Address:	PO Box 1522 / 1165 East 1940 South	
City:	Boulder	State: UT Zip: 84716
Phone:	Fax:	
Cell Phone:	435-901-8621	
Email:	alexandrafuller@gmail.com	
Contact Person:	Alex	
CONDITIONAL USE and SITE PLAN APPLICATION		Fee Amount: \$
Proposed Conditional Use:	RSTR (Residential Short Term Rental)	
Location/Address of Proposed Application:	1165 East 1940 South	
Current Zoning District:	Lower Boulder	
Total Acreage (square feet or acres) of Site:	7.5	
Name of Property Owners:	Alexandra Fuller and Anson Fogel	
Signature of Applicant(s):		
Boulder Town Office Use Only		
Date Received:	Date Determined Complete:	Fees Paid:

PROPERTY OWNER AFFIDAVIT

STATE OF UTAH }
 }ss
COUNTY OF GARFIELD}

I (we), Alexandra Fuller and Anson Fogel, depose and say that I (we) am (are) the owner(s) 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.



[Signature] (Property Owner)
[Signature] (Property Owner)

Subscribed and sworn to me this 11th day of September, 2024.

[Signature]

(Notary)

My commission expires: November 28, 2026

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: _____

**APPLICATION FOR RSTR PERMIT AS PER BOULDER TOWN ORDINANCE NO. 2019-2
RESIDENTIAL SHORT-TERM RENTALS (RSTR) REQUIREMENTS SECTIONS 5 & 6**

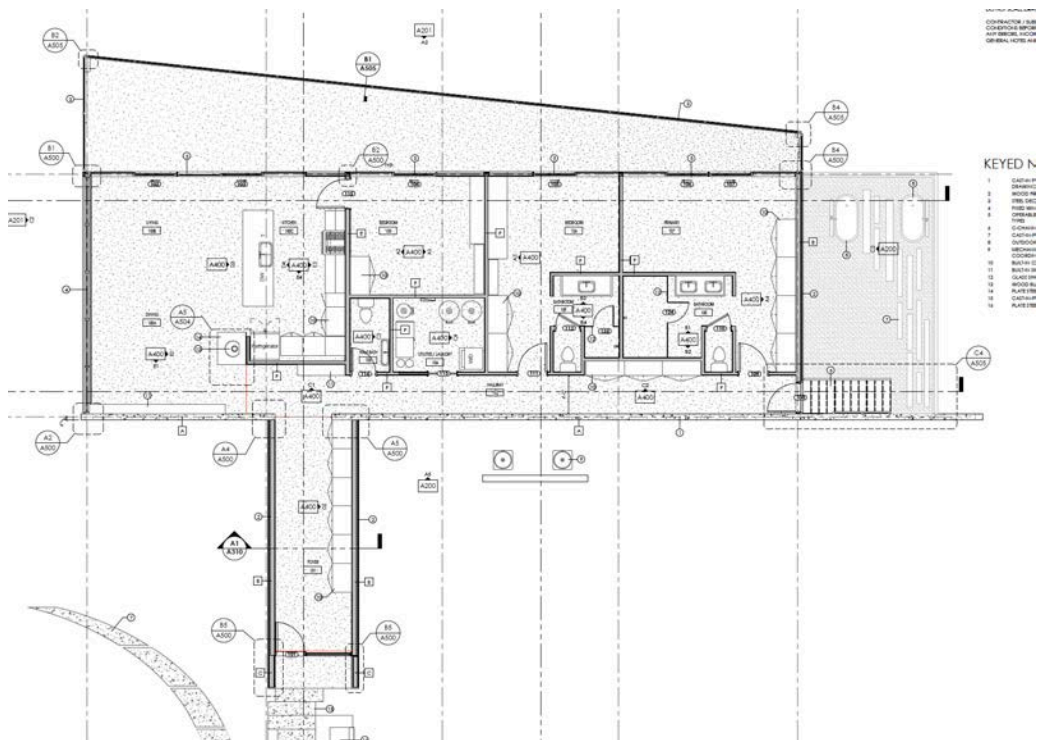
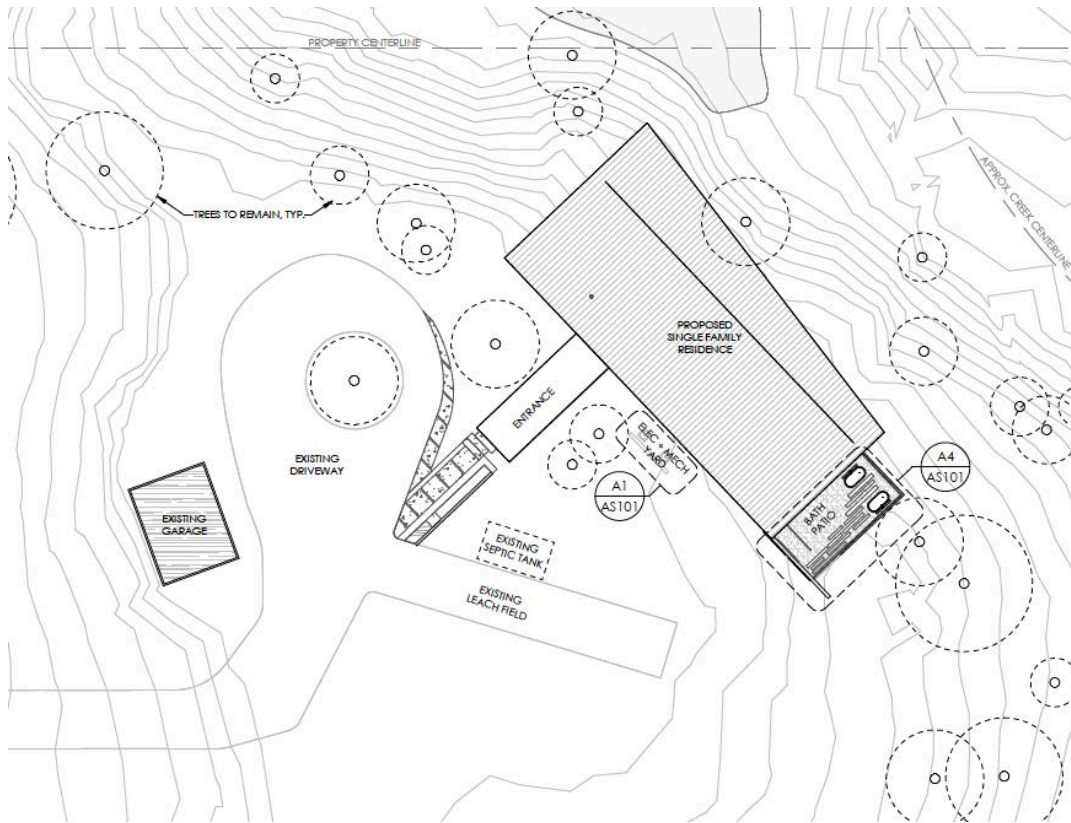
- 5)a. Property Owners: Alexandra Fuller and Anson Fogel
Property Address: 1165 East 1940 South
- 5)b. How subject dwelling will be occupied:
 - i. All of the dwelling
 - ii. See attached site and floor plans
- 5)c. Proof of ownership: see attached warranty deed and property tax notice
- 5)d. Guest instructions: see attached guest guide under attachment 6)b. that will be posted in dwelling and emailed to any guest in advance of short term rental
- 5)e. Business license and sales tax number:
 - i. This is a new rental property; see attached Utah State Sales Tax License and Boulder Town Business License
- 5)f. Parking: the dwelling offers parking for six vehicles, well beyond the minimum required for a two-bedroom home; see attached photograph of parking area
- 5)g. Signage: The address is clearly signed in three separate locations—at the junction of Lower Boulder Road, at the private drive’s split between 995 East and 1165 East, and at the front of the dwelling. See attached photographs of signage.
- 5)h. Location and number of following:
 - i. Smoke/carbon monoxide detectors. Four total, one in each of two bedrooms, one in office, one in great room.
 - ii. Exits. Five means of legal egress. Front door, side door with exterior stairs, plus sliding glass exterior doors in each bedroom and in great room.
 - iii. Fire extinguishers. Three. One in kitchen next to stove, one on deck next to propane grill, one in front entry.
 - iv. Proof of water. Dwelling has a legally inspected septic system for wastewater, a share of Boulder Farmstead culinary water, and well rights for 10 gal/minute of additional culinary

water. See attached Utah DEQ septic inspection report, Boulder Farmstead Stock Certificate, and well rights documentation.

v. Building to code. See attached Garfield County Building Permit and Garfield County Final Certificate of Occupancy for dwelling.

- 6)a. Guest communication. Property owners are highly responsive and communicative. We are available to guests by phone at all times. In the event that we are not in town when a guest arrives, we arrange to have a trained local resident meet the guest upon arrival to hand over keys, explain community norms and house rules.
- 6)b. Guest guide. See attached written guest guide which addresses all requirements in section 6b.
- 6)c. Owners accept responsibility for guests causing a nuisance. We offered short term rentals at our previous Boulder dwelling located on the same private drive for the past three years and never had a single nuisance complaint.

5)b ii. — Site and Floor Plans



5)c.--Proof of ownership/deed of trust

When recorded, return to:
ResiCentral, LLC C/O Doc Probe
ATTN: Final Document Department
1133 Ocean Avenue
Mail Stop: DP1700
Lakewood, NJ 08701
800-647-8750

Title Order No.: 2024-181
Escrow No.: 2024-181
LOAN #: 5020024318

[Space Above This Line For Recording Data]

DEED OF TRUST

MIN 1015702-5020024318-3
MERS PHONE #: 1-888-679-6377

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined under the caption TRANSFER OF RIGHTS IN THE PROPERTY and in Sections 3, 4, 10, 11, 12, 16, 19, 24, and 25. Certain rules regarding the usage of words used in this document are also provided in Section 17.


Parties

(A) "Borrower" is **ANSON FOGEL AND ALEXANDRA FULLER, AS JOINT TENANTS**

currently residing at **1165 E 1940 S, Boulder, UT 84716.**

Borrower is the trustor under this Security Instrument.

5)c.--Proof of ownership/property tax form



GARFIELD COUNTY
2024 Notice of Property Valuation & Tax Change
CAMILLE A. MOORE
Garfield County Auditor
PO Box 77 • Panguitch UT 84759-0077 • (435) 676-1100

**THIS IS NOT A BILL
DO NOT PAY**

*****AUTO**ALL FOR AADC 840 B1 277 3/3.P5 T2

FOGEL ANSON
FULLER ALEXANDRA
1200 SOUTH 800 EAST
SALT LAKE CITY UT 84105-0000

Parcel Number: 02-0027-0003 / BFF-3
Tax District: 002 - BOULDER DISTRICT
Last Reviewed For: 03/07/2024

Property Address:
E 1940 S: 1165
BOULDER

MARKET AND TAXABLE VALUE OF YOUR PROPERTY

Property Type	2023 Market Value	2023 Taxable Value	2024 Market Value	2024 Taxable Value
LAND UNIMPROVED SECONDARY	26,500	26,500	30,608	30,608
LAND IMPROVED PRIMARY	19,000	10,450	21,945	12,070
AG BUILDINGS	57,519	57,519	57,519	57,519
INCOMPLETE PRIMARY BUILDING	25,000	13,750	95,000	52,250
Total Property Value	128,019	108,219	205,072	152,447

Taxing Entities	COMPARE		PROPOSED		CHANGES		BE HEARD	
	2023 Taxes	2024 If No Increase Rate	2024 If Proposed Budget Approved Taxes	2024 If Proposed Budget Approved Rate	2024 If Proposed Budget Approved Taxable Value	2024 If Proposed Budget Approved Taxes	2024 If Proposed Budget Approved Change In Tax	2024 If Proposed Budget Approved Change In %
BOULDER TOWN	25.97	0.000194	29.57	0.000194	152,447	29.57	0.00	0.00%
COUNTY GENERAL	101.18	0.000765	116.62	0.000765	152,447	116.62	0.00	0.00%
STATE CHARTER SCHOOL LEVY	0.22	0.000003	0.46	0.000003	152,447	0.46	0.00	0.00%
SCHOOL DISTRICT	493.80	0.003731	568.78	0.003731	152,447	568.78	0.00	0.00%
STATE SCHOOL FUND	152.16	0.001408	214.65	0.001408	152,447	214.65	0.00	0.00%
COUNTY ASSESSING & COLLECTING	47.62	0.000359	54.73	0.000359	152,447	54.73	0.00	0.00%
MULTI COUNTY A&C	1.62	0.000015	2.29	0.000015	152,447	2.29	0.00	0.00%
	822.57	0.006475	987.10	0.006475	152,447	987.10	0.00	0.00%

COUNTY BOARD OF EQUALIZATION


This is a notice of property tax values for 2024. Please review this notice carefully. YOU HAVE 45 DAYS FROM THE MAILING OF THIS NOTICE TO APPEAL YOUR ASSESSED VALUE. The Board of Equalization will hold appeal hearings on Tuesday, September 17th. In order to appeal your values, you must complete a request form (www.garfield.utah.gov) and make an appointment through the COUNTY AUDITOR'S OFFICE, (435)676-1100. Appointments must be scheduled by Friday, September 13, 2024. If you have questions regarding the valuation of your property, contact the COUNTY ASSESSOR'S OFFICE: (435)676-1108. Centrally Assessed properties must appeal to the Utah State Tax Commission by Aug. 1st. For more information visit: <https://tax.utah.gov/commission-office/appeals/centrally-assessed/appeals>

DO NOT PAY! • THIS IS NOT A BILL

PROPERTY DESCRIPTION

ALL OF LOT 3 FOGEL FULLER SUBDIVISION CONT 6.30 AC M/L

5)e. — Business license/sales tax forms

	Utah State Tax Commission TAXPAYER SERVICES DIVISION 210 N 1950 W SALT LAKE CITY Utah 84134-9000	Website: tax.utah.gov
Sales Tax License and/or Use Tax Certificate of Registration		
FULLER, ALEXANDRA F MESA HOUSE 2175 SOUTH LOWER BOULDER ROAD BOULDER UT 84716-0000	Account Number: 11001698-003-STC	This business is registered to make taxable sales from the incorporated city of: Boulder
Outlet: 0001 Issued: November 1, 2019 Valid until revoked or cancelled. Post in a noticeable place.		
<small>This business is authorized to make taxable sales, purchase tax free for resale, collect and remit sales and use taxes in the State of Utah. The authority to engage in business is subject to city and/or county business licensing laws and other rules and regulations. This license may be revoked for violations or failure to comply with these laws, rules and regulations. If this business moves, closes or is sold, you must contact the Tax Commission immediately by calling 801-297-2200 or toll free 1-800-662-4335 and return this license to the Tax Commission for cancellation. This license is NOT transferable.</small>		

NOTICE: THIS LICENSE MUST BE POSTED IN A CONSPICUOUS PLACE	Boulder Town P.O. Box 1329 Boulder, Utah 84716	License Period: 2024 License No. 815 Class: II Fee: \$5
BUSINESS LICENSE		
<small>The below named person or firm is hereby granted a license to do business as stated below in Boulder, Utah, subject to provisions of the Ordinance of Boulder Town Establishing Business Licenses and subsequent amendments relating to business licenses for the period indicated.</small>		
Name: Alexandra Fuller	Business Location: 2175 Lower Boulder Road, Boulder, UT 84716	
Business Name: Mesa House LLC	Type of Business: Residential Short-term Rental, - Lower Boulder	
Attest: Clerk <u>Jessica LeFevre</u>	Mayor <u>Judy A. Davis</u>	
This license is not transferable		

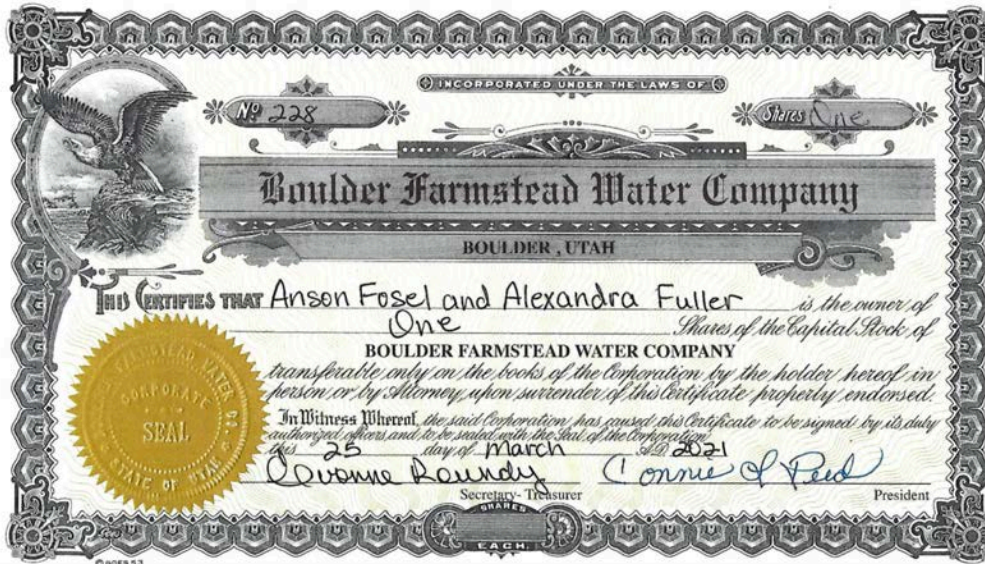
5)f. Adequate parking



5)g. Clear signage



5)f iv. — Proof of water/septic



620 South 400 East, Suite 400, ST. GEORGE, UTAH 84770 - (435) 986-2580
260 East DL Sargent Drive, CEDAR CITY, UTAH 84721 - (435) 865-5180
445 North Main St, KANAB, UTAH 84741 - (435) 644-2537
609 North Main St, PANGUITCH, UTAH 84759 - (435) 676-8800
75 West 1175 North, BEAVER, UTAH 84713 - (435) 865-5180

SEPTIC SYSTEM PERMIT

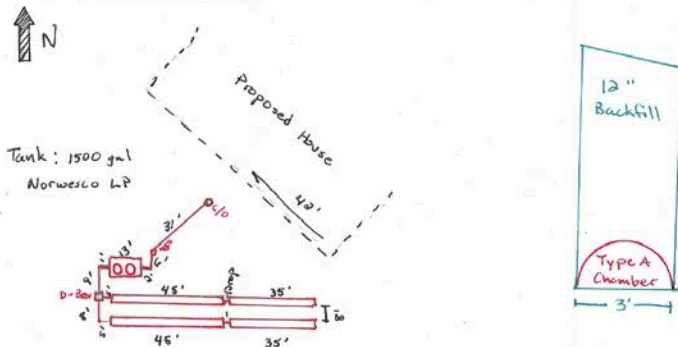
This is NOT a building permit: Building permits MUST be obtained from the appropriate local authority prior to any construction.

PERMIT # 66975 ADDRESS 2175 S LOWER BOULDER RD BOULDER, UT 84716
NAME Fogel, Anson & Alexandra Fuller LOT/SUBDIVISION 9M
PLAN APPROVED BY Sandy Thevenin DATE 03/10/2020 TAX ID NUMBER 02-0005-0243 CITY BOULDER
FEES PAID \$500.00 REC'D BY Shana Chavez BEDROOMS 4 BASEMENT No
WATER SUPPLY Boulder Farmstead Water Company PERC RATE 1.50 min/inch TANK SIZE 1500 gallons
LOADING RATE 0.90 gallons/day
ABSORPTION AREA 480 square feet

Additional information:

PERMIT EXPIRES ONE YEAR FROM DATE OF ISSUE.

Sketch of septic system as installed:



Inspection Date 05/22/2020 APPROVED REJECTED
Environmental Health Scientist Sandy Thevenin

COMMENTS DO NOT PLANT, BUILD OR DRIVE OVER SYSTEM. ADDITIONS OR ALTERATIONS TO THE SYSTEM MUST BE APPROVED BY SWUPHD.

PERMIT MUST BE POSTED ON-SITE

Unless other arrangements are made prior to installation, system must be installed according to approved plans or final approval may be withheld. After construction and installation of the system, but prior to covering or usage, an on-site inspection by Health Department staff is required before final approval. Inspection arrangements are the responsibility of the owner or contractor and must be made in advance by calling the local Health Department office.



State of Utah
DEPARTMENT OF NATURAL RESOURCES
Division of Water Rights

JOEL FERRY
Executive Director

TERESA WILHELMSEN
State Engineer/Division Director

ORDER OF THE STATE ENGINEER
For Application to Appropriate Water Number 97-2523 (A84188)

Application to Appropriate Water Number 97-2523 (A84188) in the names of Anson Fogel and Alexandra Fuller was filed on April 22, 2024, to appropriate 1.45 acre-feet of water from the following point(s):

- (1) Well - South 1270 ft West 1159 ft from the E $\frac{1}{4}$ Corner of Section 1, T34S, R4E, SLB&M (6-inch well, 240 feet deep, constructed in 1999)

The water is to be used for the following purpose(s):

- Irrigation - Sole Supply: 0.25 acre, Group Total: 0.25 acre, from April 1 to October 31
Domestic - Sole Supply: 1.0 equivalent domestic unit, Group Total: 1.0 equivalent domestic unit, from January 1 to December 31

The water is to be used in all or portion(s) of:

Section 1, T34S, R4E, SLB&M

Notice of the application was published in The Wayne and Garfield County Insider on May 9 and 16, 2024. No protests were received.

It is the opinion of the State Engineer that there is unappropriated water that can be developed under this application and that this application can be approved without impairing existing water rights.

It is, therefore, **ORDERED** and Application to Appropriate Water Number 97-2523 (A84188) is hereby **APPROVED** subject to prior rights and with the following condition(s):


- (1) The applicants shall construct or install and maintain controlling works and a measuring device as required by Utah Code § 73-5-4.
- (2) This application is also approved according to the conditions of the current appropriation policy guidelines for the Colorado River Drainage, adopted March 7, 1990.

ORDER OF THE STATE ENGINEER
Application to Appropriate Water Number
97-2523 (A84188)
Page 3

Your contact with this office, should you need it, is with the Southwestern Regional Office in Cedar City. The telephone number is (435) 586-4231.

This Order is subject to the provisions of Utah Admin. Code R655-6-17 of the Division of Water Rights and to Utah Code §§ 63G-4-302, 63G-4-402, and 73-3-14 which provide for filing either a Request for Reconsideration with the State Engineer or for judicial review with the appropriate District Court. A Request for Reconsideration must be filed in writing with the State Engineer within 20 days of the date of this Order. The written request shall be filed in-person, by mail, or electronically. If the request is filed electronically it shall be submitted to: waterrights@utah.gov, which is the authorized general email for the Division. However, a Request for Reconsideration is not a prerequisite to filing for judicial review. A petition for judicial review must be filed within 30 days after the date of this Order or, if a Request for Reconsideration has been filed, within 30 days after the date the Request for Reconsideration is denied. A Request for Reconsideration is considered denied when no action is taken 20 days after the Request is filed.

Dated this 8th day of August, 2024.



Teresa Wilhelmsen, P.E., State Engineer

Mailed a copy of the foregoing Order this 8th day of August, 2024 to:

Anson Fogel
PO Box 1522
Boulder, UT 84716


Alexandra Fuller
PO Box 1522
Boulder, UT 84716

BY: /s/Doralee Cannon

5)h v. — Building permit / certificate of occupancy


Front, side and rear yards are required per Garfield County Zoning Ordinance. The owner of said property or his authorized agent shall be responsible to see that these requirements are met, and that construction takes place in these areas.

BUILDING PERMIT APPLICATION



Date of Application March 12 2020		Date Work Starts April 1 2020		Receipt No. 4638	Date Issued 4-28-2020	Permit Number GRP-2004-23-BOZ	
Proposed Use of Structure Single Family Home				BUILDING FEE SCHEDULE			
Building Address TBD (2177?) Lower Boulder Rd				Square Ft. of Building: 1,862	Valuation: \$364,000.00		
Address Certificate Number		Assessor Parcel Number B-98-1-2-1		<input type="checkbox"/> Rough Basement N/A	Building Fees	2630 37	
Lot #		Block#		<input type="checkbox"/> Finish Basement n/A	Plan Check Fees	100 20	
Property Location 1.7 Miles South of Boulder, UT Center St		Total Property Area in Acres or Sq. Ft. 10 acres		Carport Sq. Ft. 0 - None		Electrical Fees	
Total Bldg Area Site Used 1,450 sq ft		Owner of Property Anson Fogel and Alexandra Fuller		Garage Ft. 0 - None		Plumbing Fees	
Mailing Address PO Box 1522, Boulder, UT 84716		Phone 970.948.2040		Type of Building	Occ. Group	Mechanical Fees	
Business Name Address N/A		Business License No. N/A		No. of Buildings 1	R Value Walls Roof 52 , 48	Subtotal	
Architect or Engineer MJ Structural Engineers		Phone 801-905-1097		No. of Stories 1	R R	Water	
General Contractor Owner / Builder		Phone 970-948-2040		No. of Bedrooms		Sewer	
Business Address City- Zip		State Lic. No.		No. of Dwellings	Type of Construction	Storm Sewer	
Electrical Contractor Chad Williams		Phone 435-691-4469				Moving / Demo	
Business Address City- Zip		State Lic. No.				Temporary Conn	
Plumbing Contractor JD Mason/ Innovative Plumbing		Phone 385-335-9754				Reinspection	
Business Address		State Lic. No.				1% State Fee	
Mechanical Contractor Crofts HVAC / Cade Crofts		Phone 435-616-4822				26 30	
Business Address		State Lic. No.				20 80	
Previous Usage of Land or Structure (Past 3 years) Empty Land - None		Dwell Units Now on Lot 0		TOTAL			2,776 67
Accessory Bldgs Now on Lot 1 m(shop/barn)		Type of Improvements/Kind of Construction		Comments:			
Sign Repair		Build Move		Front, side and rear yards are required per Garfield County Zoning Ordinance. The owner of said property or authorized agent shall be responsible to see that these requirements are met, and that no construction takes place in these areas.			
Remodel Convert Use		Addition Demolish		This application does not become a permit until signed below:			
Zone: Ag/LDr		Plot Plan		Plan check Ok by: _____			
Zone Approved by:		House or House & Garage if Attached		Signature of Approval: <i>Sherrill Miller</i>			Date: 4-28-2020
Prairie Dog Approval: Shoot em!		STREET		This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not resume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury.			
				Signature of Authorized Agent			Date: _____
				Signature of Owner			Date: _____

Fuller/Fogel Application for RSTR permit
September 12, 2024

Date Called In: 07-25-2024		Garfield County 55 South Main Panguitch, UT 84759 PHONE # (435) 676-1100 jared.woolsey@garfield.utah.gov COMPLIANCE INSPECTION REPORT	
Date Inspect On: 07-31-2024 <input type="checkbox"/> AM <input checked="" type="checkbox"/> PM			
OWNER NAME: ANSON FOGEL		OWNER email:	
PROJECT NAME/BUILDER: ANSON FOGEL		Requested by: Anson Fogel	
ADDRESS: 1165 E 1940 S Boulder 84716		Phone #: (970) 948-2040	
Permit #: GRF-20-04-28-B02		Email: ansonfogel@gmail.com	
Description:		Permit Type: Single Family (City)	
INSPECTION OF ITEMS LISTED BELOW:			
Inspections			
1. <input type="checkbox"/> Temp Power	2. <input type="checkbox"/> Permanent Power Passed: 04/22/24	3. <input type="checkbox"/> Basement Footings	4. <input type="checkbox"/> Footings/Piers
5. <input type="checkbox"/> Interior Footing	6. <input type="checkbox"/> Foundation	7. <input type="checkbox"/> Slab/Holddowns	8. <input type="checkbox"/> Und. Plumbing
9. <input type="checkbox"/> Und. Gas Line	10. <input type="checkbox"/> Und. Mechanical	11. <input type="checkbox"/> Und. Electrical	12. <input type="checkbox"/> Shear Wall
13. <input type="checkbox"/> Weather Barrier Passed: 12/14/23	14. <input type="checkbox"/> Rough Framing Passed: 01/29/24	15. <input type="checkbox"/> Rough Electrical Passed: 01/29/24	16. <input type="checkbox"/> Rough Plumbing Passed: 01/29/24
17. <input type="checkbox"/> Rough Mechanical Passed: 01/29/24	18. <input type="checkbox"/> Rough Gas	19. <input type="checkbox"/> Insulation Passed: 02/13/24	20. <input type="checkbox"/> Lath
21. <input type="checkbox"/> Interior Sheetrock	22. <input type="checkbox"/> Shower Pan Passed: 04/22/24	23. <input type="checkbox"/> Other -	24. <input type="checkbox"/> Stop Work Notice
25. <input type="checkbox"/> Temp C/O	26. <input checked="" type="checkbox"/> Final C/O Passed: 07/31/24		
CONDITION OF INSPECTION:			
<input checked="" type="checkbox"/> PASS _____ 26 _____	<input type="checkbox"/> PARTIAL PASS _____	<input type="checkbox"/> NO PASS _____	
ITEMIZED AND DESCRIBED AS FOLLOWS:			
_____ 2024-07-31 12:46:07 _____ DATE & TIME		_____ Jared Woolsey _____ SIGNATURE OF DESIGNATED COMPLIANCE INSPECTOR	

6) b. Guest Guide/Rules (7 pages)

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Welcome to Mesa House in Boulder, Utah!

This is one of the most magnificent landscapes in the world, and we hope you can find the same sense of peace and renewal here that we do. More on that later. But first, the important stuff:

BASICS

The address is **1165 East 1940 South**

Check-in: 3:00 pm

Check-out: 10:00 am

This is a “leave your keys in the ignition” kinda place, but we will keep the front door locked when you first arrive. Either one of us or a trusted local host will meet you upon arrival to hand over keys and get you settled. Or, if you arrive after 6 pm, we’ll leave the key under the entry mat.

If you have any questions, please feel free to text or call either or both of us. Anson is likely to respond more quickly, so best to start with him.

Settle in, relax and enjoy your experience in this special place.

Anson, 970-948-2040

Alex, 435-901-8621

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SAFETY

In addition to the front door, the courtyard side door and sliders in the living room and both bedrooms provide emergency egress. **There is a fire extinguisher under the kitchen sink, another on the BBQ grill cart, and a third in the front entry.** In the event of an emergency, call 911.

We often get asked about animals and danger. Rattlesnakes are likely the only dangerous animal you may encounter. We have seen very few in our years here, none anywhere near the house, and they are generally not aggressive. Mountain lions do live here, and we see signs of them often. They are very well fed by abundant deer and small animals and have never attacked humans in this area that anyone (sober) knows of. They strongly dislike and are afraid of people, and we have, despite constant attempts, never seen one live in the wild here (except on wildlife cameras). If you see one, you are very, very lucky. That said, it's a good rule of thumb to **keep pets indoors at night**. Small dogs and cats are a common snack for local lions, coyotes, and fox.

Most injuries in this area are from motor vehicle accidents, followed by trail stumbles, dehydration, and a general lack of preparation or skill in the backcountry. If you're new to wandering in this area, we can help book some great local guides.

GARBAGE AND RECYCLING

Tucked against the front entry wall are two garbage cans with secure lids to keep critters out. Recycling is not available in Boulder. If you wish to recycle, please take your recycling with you when you leave and deposit it at the nearest recycling repository. Otherwise treat all items as trash.

CLEANING AND CHECK-OUT

We charge a cleaning fee and pay skilled local friends well to clean the home between visits. As such we do NOT ask that you clean the home yourself, nor do we ask that you take out the trash or strip the beds. We'll handle it. However, if you leave a mess— like a full-on, you-partied-like-rock-stars-mess— we'll charge you for the extra time to clean it up. We have found that pets require a lot of additional cleaning time to achieve our high level of expectations, so there is a fee for pets. If your pets (or kids, or friends) stain the rugs or furniture, and we can't easily clean it ourselves, no hard feelings, but we will charge you to replace it. Check out time is 10:00 am. Simply lock the door when you depart and leave the key under the mat.

INTERNET, POWER AND CELL SERVICE

We typically see 30-40mb downloads and 5-10mb up. It is relatively reliable, but does occasionally slow down or go down. AT&T users will find decent LTE coverage at the house, but folks on other cell carriers will not. So we all use wifi calling on our phones.

The power has been known to go out in Boulder, generally due to weather events. There is only one long, remote power line to town and, while the power company is generally quick to address problems, it can take hours for them to reach and repair the line. The power fails on average 4-6 times per year. If the power goes out, enjoy the silence. There are candles and a battery-powered lantern in the backside cupboards of the kitchen island. The wood stove is capable of heating the whole house.

KITCHEN AND COFFEE

The kitchen is stocked with a regular supply of whole beans from Utah roaster [Blue Copper Coffee](#) for both espresso and drip. We offer an espresso machine as well as a french press and simple pour-over with filters and grinder to get your morning buzz on in whatever manner you prefer. Coffee making supplies are in the drawers under the espresso machine. We generally keep the kitchen stocked with cooking essentials like oils, vinegar, an array of spices, flour and sugar. The house water is great to drink right out of the tap.

BBQ

There is a propane gas grill on the deck, which you are free to use. Please remember to turn off the grill after use and use common sense when operating it. **Note that smoking and open flames of any kind, including fire pits, are not allowed anywhere on the property. Wildfires are a real hazard here. Take care that you don't cause one.**

LAUNDRY

There is a full sized, modern washer and dryer inside the laundry and mechanical room, as well as a stock of detergent and supplies.

MUSIC

In the living room there is a hi-fi stereo with a record player and diverse collection of vinyl records, bluetooth connectivity to both Apple and Android devices, and an aux cable to plug directly into your phone.

BOOKS & GAMES

The home has an extensive library, which we invite you to make full use of during your stay. Additionally, there is a big selection of games in cupboards on the backside of the kitchen island. There are yoga mats and props in the corridor cupboard.

WOOD STOVE

If you are familiar with the proper use of wood stoves, please feel free to build a fire. During check-in, we or the host can explain how to use the wood stove, if you would like. The thermostat and heat pumps work quite well to keep the house warm. Split dry wood is stacked along the front entry exterior wall, kindling, newspaper, and matches are next to the stove.

WARM, COLD AND CLEAN AIR

Throughout the house, the air is filtered and humidified. Each bedroom, the office, and the living room have their own separate heating and cooling zones. It always cools down at night in the high desert, so leaving the windows and sliding doors open (screens closed) at night will cool the house even in mid-summer. You can practice passive solar cooling by closing the bedroom curtains during sunny mornings, and by closing the living room curtains during the late afternoon.

KIDS

We love kids and are happy to welcome yours here. There is a small selection of some of our favorite children's books in the drawers on the backside of the kitchen island, along with a basket of magna-tile building blocks and another with an Etch-a-Sketch and Simon. For our youngest guests, there is a pack'n'play portable crib in the primary bedroom closet. While we are happy to host your kids, please note that the property is not kid-proof nor baby-proof. Like not at all. There are no safety gates or outlet covers. Sharp corners and hot woodstoves and high drops off the deck are all present. The property is covered in pokey things and let's just say the pond does not come with a lifeguard on duty. So, if you bring your kids— have a great time and assume all responsibility for them.

RESPECTING THE PLACE

While this is a remote area, we do have neighbors, so here are some rules to respect the neighborhood.

- **Town quiet hours are from 10:00 pm - 7:00 am.** Our valley can be dead, pin drop quiet. Loud voices inside or even normal voices outside can and will be heard by neighbors. Any conversations outdoors after 10:00 need to be sotto voce. Our neighbors are strict about this. Complaints from neighbors mean we may lose our nightly rental license. If you want to play music during quiet hours, make sure the doors and windows are closed. This is a place to chill and get grounded; no loud parties, please.
- **Boulder is a Dark Sky Community.** That means the stars are mind blowing. Please do lie on the deck in the evening and admire them. Please do keep lights to a minimum after dark so that neighbors may do the same. We avoid leaving on lights in any room we are not using, and generally turn off all our lights at night. If you're not using a room, or are away, please turn ALL lights off.
- **Respect private property.** The lots here are irregular and narrow; please take care to stick to our property and public lands only. See the attached aerial map for more information about where you may and may not wander.
- **This is a place to drive chill.** There are kids, dogs, tractors and wildlife on the roads. Go slowly. Enjoy the scenery. It's customary to wave at everyone you pass.
- **Take care of your dogs.** Please don't let pets roam outside unattended where they could wander onto neighbor's land or chase wildlife. Please leash them or keep them inside—there are predators here and ranchers are within their rights to shoot trespassing dogs. If they're barkers, please don't leave dogs unattended in the house. Take them with you instead. We love dogs, but please don't let them on the furniture.
- **No fires.** This is wildfire country, in the middle of a prolonged drought. **Do not ever use fire pits, propane stoves, matches, candles or fireworks anywhere on the property.**
- **This is our home.** High Desert House is not an investment property. It is our primary home, and we welcome you as honored guests and hope you enjoy it as much as we do. Please treat the home and the things in and around it as you would a dear friend's.

THE BACKYARD, THE POND AND THE MESA

Mesa House sits on nearly eight acres of land, bordered on the West, South and North with neighboring private property, and to the East with the public lands of the Grand Staircase-Escalante National Monument.

We encourage you to explore the property, and the Monument beyond. **It is very important that you stay on the existing footpaths.**

- **To our pond and wetlands,** Adjacent to the house is a small pond and wetland ecosystem we've been carefully rehabilitating for years. You're welcome to swim (at your own risk) in the pond, use the small dock and explore the wetlands around it. Lots of local wildlife including an array of birds, bats, frogs and little garter snakes inhabit this ecosystem, so please respect their presence.
- **To the national monument:** There are no official trails, signage or help on the section of Monument land behind our property. If you are not comfortable route finding and moving in the backcountry safely, please visit an established public trailhead with maps, or allow us to arrange a guided hike for you. If you do have backcountry experience, there is a trail leading from our pond down through the wetland, across a small bridge over another streambed. Once you cross the streambed, and climb the small rise just beyond (you may see the white flags marking the eastern edge of our property boundary), you are on the national monument, truly wild public land. Please walk there only on clear existing trails or on exposed slickrock. **Walking off trail in this delicate ecosystem will destroy biological soil crust that takes many years to recover.** Always stay on the eastern side of the creekbed to avoid private land. Do not cross any fences. Do not under any circumstances remove anything from the land— not rocks, not flowers, just the sand on your shoes.



EXPLORING THE NATIONAL MONUMENT

The 1.8 million acres of the Grand Staircase–Escalante Monument comprise one of the most unique and unfettered ecosystems on the planet. Exploring here, whether on foot, horseback or scenic drive, will create lifetime memories. **There are guidebooks and maps on the bookshelves** to help you decide where to explore. Use your own best judgment about your ability and comfort level. In every season, take multiple clothing layers and at least three liters of water per person for a day hike. Be very careful to watch the weather and avoid being in low spots or canyons during rains. If you're new to the area or new to desert hiking, one of the best ways to guarantee a safe, wonderful experience is to hire a local guide. There are excellent guide options right in the neighborhood and we'd be happy to help you book a guided outing:

- Desert Dawn, www.thedesertdawn.com (hiking and traditional survival skills)
- Excursions of Escalante, www.excursionsofescalante.com (canyoneering and hiking trips)
- Hells Backbone Ranch and Trail, www.bouldermountaintrails.com (horseback trail rides)

LOCAL EATS

Boulder is a wonderful place to be hungry. The small, but tasty selection of restaurants source as much of their food as possible from local farms, orchards and ranches. Each is distinctive and exceptional, so we recommend you try them all. For dinners, especially in the spring and fall, reservations are highly encouraged. **From mid-November until mid-March, there are NO restaurants open in Boulder. If visiting in winter, you must bring ALL your own food and supplies with you.**

Coffee/Bakery

- Tumbleweed Coffee
- Kiva Koffeehouse, www.kivakoffeehouse.com (between Boulder and Escalante about 15 miles from the house)
- Boulder Bread, www.boulderwoodfired.com (weekly woodfire bakes of pastries and bread at Hills & Hollows, check schedule online)

Lunch/Dinner

- Hells Backbone Grill, www.hellsbackbonegrill.com (reservation dinner only)
- Burr Trail Grill (lunch only), www.burrtrailgrill.menu
- Sweetwater Kitchen (dinner only), www.sweetwaterkitchen.com
- Boulder Bread, www.boulderwoodfired.com (weekly pizza pop-ups in season at Hills & Hollows, check schedule online)

- Wild Indigo Cafe, www.instagram.com/wildindigocafe (9am -1pm, Indian street food-inspired food truck)

Groceries

- There is no full size grocery store in Boulder, but Hills & Hollows gas station and mini mart carries a surprisingly functional and sophisticated array of food, including local meat, dairy, and produce in season. Halls Gas Station also carries some food staples and some local beef. The closest full size grocery store, is Royal's Food Town in Loa, about 75 minutes drive north. During the season, Escalante offers Griffin's Grocery for basics and the Escalante Mercantile for select organic products.

Alcohol

- Boulder's package liquor agency is located inside Hills & Hollows. While beer of 5% ABV or less can be purchased at most gas stations, this is the only place to purchase stronger beer, wine or spirits between Escalante and Bicknell. And, in our opinion, while the selection is small, it's the most carefully curated offering for hundreds of miles.

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“We simply need that wild country available to us, even if we never do more than drive to its edge and look in. For it can be a means of reassuring ourselves of our sanity as creatures, a part of the geography of hope.” — Wallace Stegner, Wilderness Letter