

Boulder Town, Utah Minutes

Town Council Public Hearing & Special Meeting

Tuesday, September 16, 2025

6:00 PM at Boulder Town Community Center

Boulder Community Center, 351 North 100 East, Boulder, UT 84716 Phone: 435-335-7300

Opening Ceremonies

Call to Order

The special meeting and public hearing of the Boulder Town Council was called to order at 6:13 PM on Tuesday, September 16, 2025, at the Boulder Community Center.

Roll Call and Determination of Quorum

The mayor conducted a roll call.

- Gladys LeFevre: Present
- Josh Ellis: Present
- John Veranth: Present
- Ray Gardner: Present
- Conrad Jepsen: Present

Mayor Jepsen confirmed a quorum was present with all five council members in attendance.

Pledge of Allegiance

Mayor Jepsen asked the assembly to rise for the Pledge of Allegiance. All present recited the pledge.

Adoption of Agenda

Mayor Jepsen requested a motion to adopt the agenda as presented.

Motion: Council Member Ray Gardner moved to adopt the agenda.
Council Member Josh Ellis seconded.

All council members voted aye. Motion passed unanimously (5-0).

Conflict of Interest Disclosure

Mayor Jepsen asked if any council members had conflicts of interest regarding the agenda. No conflicts were disclosed.

Public Hearing on Amending Boulder Town Code 111: Alcohol Beverages

Mayor Jepsen requested a motion to close the special meeting and open the public hearing on Ordinance 2025-H.

Motion: Council Member John Veranth moved to close the special meeting and open the public hearing on Ordinance 2025-H, which proposes to amend Section 111 of the current Boulder Town Code regarding alcoholic beverages. Council Member Gladys LeFevre seconded.

Roll call vote: John Veranth - aye, Gladys LeFevre - aye, Josh Ellis - aye, Ray Gardner - aye, Conrad Jepsen - aye. Motion passed unanimously (5-0).

Mayor Jepsen reminded those present that the council would not respond to public comments during the hearing. He noted there was one person online and asked if anyone wished to comment.

No comments were received from the public.

Discussion and Possible Action on Amending Boulder Town Code 111: Alcohol Beverages

Mayor Jepsen requested a motion to close the public hearing and reopen the special meeting.

Motion: Council Member John Veranth moved to close the public hearing and reopen the regular meeting. Council Member Gladys LeFevre seconded.

Roll call vote: John Veranth - aye, Gladys LeFevre - aye, Josh Ellis - aye, Ray Gardner - aye, Conrad Jepsen - aye. Motion passed unanimously (5-0).

Mayor Jepsen asked for a motion to open the floor for discussion on adopting Ordinance 2025-H.

Motion: Council Member Ray Gardner moved to open discussion on Ordinance 2025-H. Council Member Gladys LeFevre seconded.

Council Member Josh Ellis then proposed an amendment to the ordinance. "I would like to propose that we strike in entirety section 111-11 restrictions and section 111-21 additional requirements for licenses." Council Member Gladys LeFevre seconded the amendment.

Council Member Ellis explained his reasoning: "We could just increase the number by one, which is what we've done here, but there are other problems in the restrictions section." He noted that the current ordinance essentially prohibits retail premises from selling even non-alcoholic beer due to outdated restrictions on the percentage of alcohol. He further explained that section 111-21 deals with managing the cap on licenses, creating administrative burdens.

Council Member Ellis advocated for removing the cap entirely, stating, "I think it would make the most sense to remove the cap because a lot of what's in here is set by the Department of Alcoholic Beverages at the state level." He noted that the prohibition on Class C (bar) licenses would remain in section 111-22.

Town Clerk Elizabeth Julian clarified that Deputy Clerk Lacy Allen suggested a streamlining of the application process and application itself. Additionally, it was a revision of language due to discrepancies between the current ordinance terminology and state classifications. Elizabeth Julian noted the five categories of licenses that apply: restaurant full service, restaurant limited service, restaurant beer only, package agency (which Hills and Hollows maintains), and retail beer (which Gladys' store possesses).

Council Member John Veranth spoke in favor of the amendment, comparing it to their approach with the election ordinance, where they relied on state law rather than creating detailed local rules. "I think what Josh is proposing really makes sense, that we rely on state law to be the prime regulatory decision and just set our license, local business license fee, and local consent."

Mayor Jepsen clarified that repealing these sections would remove the caps while still maintaining state law limitations. Council Member Ellis confirmed that Class C bar licenses would remain prohibited under section 111-22.

Motion to amend: Council Member Josh Ellis moved to amend Ordinance 2025-H to repeal sections 111-11 and 111-21 in their entirety. Council Member Gladys LeFevre seconded.

Roll call vote: Josh Ellis - aye, John Veranth - aye, Gladys LeFevre - aye, Ray Gardner - aye, Conrad Jepsen - aye. Motion passed unanimously (5-0).

The amendment was recorded as Ordinance 2025-6 on September 16, 2025, at 6:31 PM.

Council Member Ellis then made another motion regarding the effective date.

Motion: Council Member Josh Ellis moved to make the ordinance effective immediately. Council Member John Veranth seconded.

Roll call vote: Josh Ellis - aye, John Veranth - aye, Gladys LeFevre - aye, Ray Gardner - aye, Conrad Jepsen - aye. The motion passed unanimously (5-0) at 6:33 p.m.

Before adjournment, Council Member John Veranth reminded Council Member Ellis that he had indicated he wanted to make another motion. Council Member Ellis thanked him and proceeded.

Motion: Council Member Josh Ellis moved to direct the attorney, Michael Winn, to rewrite Chapter 111 in its entirety in accordance with current state law around beverages with a focus on local consent via town council approval. Council Member Gladys LeFevre seconded.

Roll call vote: Josh Ellis - aye, John Veranth - aye, Gladys LeFevre - aye, Ray Gardner - aye. Motion passed unanimously.

Adjourn

With no objections, Mayor Jepsen adjourned the meeting at 6:35 PM.

Minutes Approved: November 4, 2025

/s/ Elizabeth Julian
Boulder Town Clerk