

BOULDER TOWN, UTAH PUBLIC NOTICE

Governing Body: TOWN COUNCIL
Meeting Type: Regular Meeting
Date and Time: Tuesday, January 6, 2026, at 6:00 p.m.
Location: Boulder Community Center, 351 North 100 East, Boulder, Utah

In accordance with the Utah Open and Public Meetings Act, [Utah Code Ann. § 52-4-202](#), the minutes for the above-referenced meeting are provided below.

MINUTES

I. OPENING PROCEDURES

1.1. Call to Order

Mayor Conrad Jepsen called the Boulder Town Council Regular Meeting to order at 6:02 p.m. on Tuesday, January 6, 2026.

1.2. Determination of Quorum

Mayor Conrad Jepsen initiated a roll call, first asking online attendees to identify themselves. A quorum was successfully established. It was noted that while John Veranth was the only member initially absent, he later joined the meeting from Antarctica, approximately 30 minutes late. Additional attendees were also present.

Council Present:

Mayor Conrad Jepsen
Council Member Josh Ellis
Council Member Ray Gardner
Council Member Gladys LeFevre
Council Member John Veranth (via Zoom), arrived at approximately 6:30 p.m.
Mayor-Elect Cheryl Cox
Council Member-Elect Lacy Allen
Council Member-Elect Tina Karlsson

Staff Present:

Lacy Allen, Deputy Clerk and Treasurer
Elizabeth Julian, Town Clerk
Erin Smith, Zoning Administrator and Land Use Authority

Also Present:

Roger Carter, Five-County Local Administrative Advisor
Michael Winn, Town Attorney

1.3. Pledge of Allegiance

The Pledge of Allegiance was conducted.

1.4. Motion to Adopt the Agenda

Motion: *Councilmember Josh Ellis moved to adopt the agenda as presented. Councilmember Gladys LeFevre seconded.*

Vote: *Voice Vote – all ayes.*

Motion Passed unanimously.

1.5. Declaration of Conflicts of Interest

Mayor Conrad Jepsen asked if anyone had any conflicts of interest on the agenda items. No conflicts were declared.

II. APPROVAL OF PROPOSED MINUTES

2.1. December 2, 2025 Regular Meeting

Motion: *Councilmember Josh Ellis moved to approve the December 2, 2025, regular meeting minutes as presented. Councilmember Gladys LeFevre seconded.*

Vote: *Voice Vote requests, however, Roll Call conducted – Councilmember Gladys LeFevre - aye, Councilmember Ray Gardner - aye, Councilmember Josh Ellis - aye, and Mayor Conrad Jepsen - aye.*

Motion Passed unanimously 4-0, to accept the December 2, 2025, regular meeting minutes as presented.

III. OATH OF OFFICE

3.1. Remarks by Outgoing Officials

Mayor Conrad Jepsen began by inviting the outgoing council members to share their parting words, noting the large crowd and joking that they were all happy to see the departing officials leave. He then expressed his gratitude, recalling the enjoyable times and appreciating all the assistance he received. Mayor Jepsen acknowledged that he started with little knowledge of town government, valued the help he received as he learned, and stated that he enjoyed the experience immensely.

3.2. Administration of the Oath of Office

Town Clerk Elizabeth Julian administered the Oath of Office to the new officials. Lacy Allen, Tina Karlsson, and Cheryl Cox were asked to stand. The elected officials serving in 2026 repeated the oath: "I do solemnly swear or affirm that I will support, obey, and defend the Constitution of the United States and the Constitution of the state of Utah and that I will discharge the duties of my office with fidelity."

Each official was provided with a written oath to sign for filing purposes.

3.3. New Official Remarks/Introduction

Mayor Cheryl began by expressing her appreciation for Conrad's service, noting Conrad was always willing to step up when something needed doing. She hoped he would find other ways to serve the community with his skills. She also thanked Ray for his contributions and Gladys, particularly noting she had served the community for a really long time and had committed so much to it.

Councilmember Tina Karlsson stated she felt privileged and honored to be in a position to help the health, safety, and welfare of the whole community and looked forward to making that happen.

Councilmember Lacy Allen expressed gratitude for the guidance she had received.

Mayor Cheryl Cox then shared a personal story about her grandmother [Irene] King, who was Boulder's first mayor (though not elected). Her grandmother had made herself mayor because Boulder needed electricity, and they couldn't get the grant unless they had a municipal government. Gladys LeFevre's father and Leland Haws served as her council members. Mayor Cheryl Cox reflected on how this journey had made her think more about her grandmother, who was her "scary grandma" but someone who got things done.

Mayor Cheryl Cox outlined her goals, including keeping community members well informed about meetings, having agenda items available to council members a week in advance, and making them available to the community by the Friday before meetings. She emphasized meeting transparency and community engagement, proposing a three-meeting cycle for issues: introduction, public discussion, and voting. She expressed her desire to make Boulder a better place for young people and to be a community builder, helping bridge divides.

IV. REPORTS AND PRESENTATIONS

Mayor Cheryl Cox highlighted the importance of the training that council members, planning commission members, and board of adjustment members have been completing through the Utah League of Cities and Towns, and noted that additional training sessions are scheduled for Thursday and Saturday. She emphasized several important points from their recent Utah League of Cities and Towns Government 101 training:

- The importance of using town email addresses for conducting business to protect privacy and comply with GRAMA requests
- Not deleting emails as they are part of the public record
- Being careful not to conduct meetings via text or other electronic means outside of official meetings
- The reminder that phones can make phone calls, not just texts
- Avoiding communications in Google Forms [Google Docs] or similar platforms

4.1. Open Public Meetings Act

A video on the Open Public Meetings Act was shown, though technical difficulties with sound quality and echo.

4.2. Utah Municipal Officers' [and Employees'] Ethics Act

Due to the technical difficulties with the video presentation, this item was deferred for individual online viewing. It was noted that this video helps explain how to fill out the conflict of interest disclosures and their requirements.

4.3. America250 Utah | Boulder Town Update

Mayor Cheryl Cox gave a quick update, noting a meeting scheduled for the following day (January 7) at 6:00 p.m. This upcoming meeting was focused on planning for the Fourth of July and America 250 celebrations, with various organizations invited to assist. She confirmed that more information would be shared at the next council meeting.

4.4. Scott Brodie on a Proposed Resolution Opposing S.2970

Scott Brodie (via Zoom) proposed a resolution to oppose S.2970, officially called the "OHVs in Capitol Reef National Park Act," which was introduced in October by Mike Lee and John Curtis.

The bill would open approximately 12 roads in Capitol Reef National Park that are currently closed to OHVs, including the Burr Trail and Notom Road.

Scott Brodie expressed concern that if passed, Boulder would become "the jumping off point for hundreds of miles of OHV routes" through the park, Forest Service, and BLM lands. He cited concerns about noise, stress on already stretched EMTs, and parking issues. He noted that, to his knowledge, the senators' offices had not contacted affected communities. He argued that the bill goes against Boulder's general plan, which values a quiet, rural atmosphere.

Scott Brodie referenced Boulder's history from the early 2000s when Garfield County worked on its tourism vision statement, and Lisa Varga successfully branded the eastern part of Garfield County, including Boulder, as a place for "quiet use." He felt that this tourism model had served Boulder well for the past 20 years

and that this bill would undermine it.

He cited that while some towns, like Moab, have embraced OHVs for economic reasons, others, like Springdale, have pushed back. He noted Silverton, Colorado as an example of a town that initially encouraged ATV use but later prohibited it after being overrun.

Scott Brodie stated that he had been working with Cory MacNulty from the National Parks Conservation Association, who hoped the town council would sign a resolution because "local pushback counts for a lot" in DC.

Scott Brodie suggested that even if Boulder alone couldn't prevent this, going on record with opposition could provide leverage for future funding requests and ensure Boulder has "a seat at the table" for future development discussions.

The conclusion noted that other groups opposing the bill were concerned about noise, environmental damage, erosion, visitor experiences, and the impacts on Capitol Reef's already-stretched resources amid record visitation.

V. PUBLIC COMMENT ON AGENDA ITEMS

Blake Spalding requested a 25 mph speed sign at the Burr Trail hill approaching Boulder Mountain Lodge, as well as a blind driveway sign, noting it's dangerous for pedestrians and dogs. She also asked for more dumpsters during peak tourism season, particularly around Memorial Day weekend. Spalding announced that Boulder Mountain Lodge would again host some version of Interdependence Day celebrations with an ice cream social on the Tuesday or Wednesday closest to July 4th.

Will Hansen shared his experience living in Moab at the junction of two roads heavily used by OHV traffic, describing it as "awful" and "incredibly disruptive." He strongly suggested the council adopt the resolution to limit OHV use, warning it "can snowball very quickly and become extremely disruptive."

David Elliott asked about Lisa Varga's quiet enjoyment ordinance [Quiet Use designation] from 2000 and whether it still held ground without needing to be revisited.

Matt Cochran spoke in support of Scott's resolution, emphasizing the importance

of taking a stand early. He noted that 12 roads were being opened in total, not just Notom and Burr Trail, and expressed concern about the impact on the "beautiful, quiet, mysterious, unknown areas" of southern Capitol Reef.

Blake Spalding returned to add her support for the resolution against OHVs.

Constance Lynn Cornell backed the resolution, noting that "quiet and dark skies are endangered species" that Boulder values and cannot be found elsewhere, and that they should be protected.

Lucas Tamminen, speaking as an EMT, expressed opposition to the proposed Bill, highlighting the severe challenges posed by the current 4-wheel-drive-only roads for emergency response. He stressed that, with only four EMTs and difficult road conditions, a single emergency call could take hours, overwhelming their limited resources and making it difficult to respond to calls within town simultaneously. The lack of reliable ambulance access on these roads was a primary concern, leading him to urge opposition to the Bill.

Jennifer Geerlings expressed support for the resolution, having been in the community for over 30 years. She couldn't imagine why they wouldn't sign it, noting that it aligned with their general plan and with what people express that they like about the town. She characterized OHVs as having "a totally different spirit" from the community.

Bob Stevenson spoke in support of adopting the resolution, particularly emphasizing the public health concerns and potential increase in backcountry rescues. With his backcountry experience, he noted that opening roads to more vehicles would bring a wider array of people into remote areas. He also stated that opening OHVs in national parks directly violates the National Park Organic Act and the National Park Conservation Act from the early 1970s, as it takes authority away from national park experts. Bob Stevenson further noted that the Senators are proposing other bills that would open additional national parks in Utah to off-road vehicles, emphasizing his opposition to these bills.

Tessa Barkan (via Zoom) voiced support for the resolution and thanked those who had put care into thinking about this for the town.

Mark Nelson stated he hadn't planned to speak but recommended everyone read Lisa Varga's letter on the subject [submitted as written public comment], suggesting

it be posted for the whole town to see. He viewed this as another indication of why the town must be careful about development decisions.

Darrell Fuller (via Zoom) questioned whether the council intended to vote on this [resolution opposing S.2970] tonight or follow the three-meeting cycle Mayor Cox had mentioned earlier for other items.

Mark Austin encouraged the council to pass the resolution, as it's compatible with the existing resolution from Lisa Varga in 2000 [Quiet-Use Designation].

VI. CONSENT AGENDA

Councilmember Josh Ellis requested to pull out the proposed expenditure items.

Motion: *Councilmember Josh Ellis moved to accept the consent agenda with items 6.1 (Acceptance of Financial Reports) and 6.3 (Approval of Proposed Forms and Applications: Updated Conflict of Interest Disclosure Form), with 6.2 (Proposed Expenditures) removed. Councilmember Lacy Allen seconded.*

Vote: *Roll Call – Councilmember Josh Ellis - aye, Councilmember John Veranth - aye (noted he'd been in the meeting since 6:30), Councilmember Tina Karlsson - aye, Councilmember Lacy Allen - aye, Mayor Cheryl Cox - aye.*

Motion Passed unanimously 5-0, to accept the consent agenda, including financial reports and the updated conflict of interest form.

Discussion on Proposed Expenditures

Councilmember Josh Ellis expressed concern about the Meeting Owl expenditure, noting it had broken, but questioned spending approximately \$2,000 on it when the town needed a more comprehensive AV system overhaul. He suggested the Owl was being used as just a camera rather than for its intended purpose, making it an expensive solution that wasn't the best tool for the job. He recommended postponing the purchase and potentially getting a simple wide-angle camera for \$50 temporarily while developing a better solution.

Councilmember Tina Karlsson agreed they should get what they specifically need for their purposes.

Motion: *Councilmember Lacy Allen moved to approve the Gusto expenditure. Councilmember Tina Karlsson seconded.*

Vote: *Roll Call – Councilmember Tina Karlsson - aye, Councilmember Josh Ellis - aye, Councilmember John Veranth - aye, Councilmember Lacy Allen - aye, Mayor Cheryl Cox - aye.*

Motion Passed unanimously 5-0, to approve the Gusto expenditure.

VII. PUBLIC HEARING

No public hearings were scheduled.

VIII. ADMINISTRATIVE ACTION ITEMS

8.1. Consideration and Appointment of Council Members

Mayor Cheryl Cox announced the following liaison assignments:

- Councilmember Lacy Allen: Treasurer, liaison for EMTs, Boulder Wellness Network, and Boulder Business Alliance
- Councilmember Josh Ellis: Landfill Department Chair, liaison to Fire Department, Boulder Wildfire Council, and Boulder Community Alliance
- Councilmember Tina Karlsson: Parks Department Chair, liaison to Planning Commission, and Tree City Committee
- Councilmember John Veranth: Roads Department Chair, liaison to Board of Adjustments and Library
- Mayor Cheryl Cox: Working with town staff as supervisor, Building and Grounds Department Chair, liaison to Cemetery, Boulder Arts Council, and America 250 | Boulder Town
- Mayor Cox noted that the enforcement method was still under consideration.

Mayor Pro Tempore Selection

Councilmember Josh Ellis expressed interest in serving as Mayor Pro Tempore.

Motion: *Councilmember Lacy Allen moved that Councilmember Josh Ellis serve as Mayor Pro Tempore. Councilmember Tina Karlsson seconded.*

Vote: *Roll Call – Councilmember John Veranth - aye, Councilmember Josh Ellis - aye, Councilmember Tina Karlsson - aye, Councilmember Lacy Allen - aye, Mayor Cheryl Cox - aye.*

Motion Passed unanimously 5-0, to elect Councilmember Josh Ellis as Mayor Pro Tempore.

8.2. Motion to Approve RES-2026-C: Board of Adjustment Appointment

Candidates presented for the Board of Adjustments Seat 3:

Jennifer Geerlings (speaking first due to Ray Gardner being called out) stated she wanted to contribute to the community, had been attending meetings and providing feedback, considered herself a committed community member who wanted to participate, would attend meetings, use good judgment, and had her eyes on eventually serving on the Planning Commission.

Gladys LeFevre spoke on behalf of both herself and Ray Gardner. For herself, Gladys LeFevre noted her familiarity with how meetings are run and with procedures, and her understanding that the Board of Adjustments must basically follow rules and laws. Speaking for **Ray Gardner**, she noted his service on the Board of Adjustments, Planning Commission, and Town Board, and his background in law.

The council thanked all applicants for their interest and indicated appointments would be made at the end of the meeting.

8.3. Motion to Approve RES-2026-D and RES-2026-E: Planning Commission Appointments

Mayor Cheryl Cox thanked all applicants for their interest and willingness to serve, noting the amazing level of interest that reflected the community's engagement, similar to the recent election.

The following candidates presented for Planning Commission positions:

Mark Austin shared his experience serving on the Springdale Planning Commission for 8 years in the 1980s and 1990s, his understanding of land use planning from both sides, and his keen understanding of development requirements. He noted he helped establish Boulder's Planning Commission in 1992-93 when it was required by state law. He expressed support for adjusting current ordinances to better accommodate the younger community.

Jennifer Bach reiterated her interest in serving on the Planning Commission, her regular attendance at meetings, her research-oriented approach, her computer literacy, and her interest in Boulder's future, with an emphasis on careful planning and decision-making.

Phoenix Bunke shared her 10-year residency in Boulder, her respect for recent planning work, her belief that change is inevitable but can be managed proactively, her experience as a copy editor reviewing documents, her progression from restaurant work to homeownership in Boulder, and her belief in compromise and in listening to all opinions.

Elena Hughes (current planning commission member) explained that she took over Cookie Schuas' term in 2021 and had been learning how government works. She wanted to maintain momentum on zoning, commercial development, and general plan work. She felt she brought a unique voice as someone trying to farm in Boulder.

Donna Owen emphasized Boulder being at a crossroads needing to renew its vision statement and update the general plan, her long-term residency providing a unique perspective, close community involvement from running a major business to serving on the ambulance, experience as both renter and landowner who raised three children in Boulder, and her fair and balanced approach, even when not in her personal interest.

Bob Rugar introduced himself as relatively new to Boulder, though his daughter [Destinee Heiner] had lived there 7-8 years, expressed a desire to bring a different perspective, suggested long-time residents might be "set in their ways," and emphasized the need to look at things from different angles to prevent future problems. When asked, he shared he was from "all over" but had spent the last 5

years in New York and previously lived in a small town in Maine, dealing with similar issues.

Nick Vincent (via Zoom) (current planning commission member) apologized for not attending in person due to illness. He shared his experience as a Planning Commission alternate for the past year and found it valuable, noting that he enjoyed working with the other members. As a business owner running a general construction company that builds homes, he was inspired but concerned about his generation's ability to find housing in town. He appreciated recent town actions helping with this, but felt more could be done. He enjoyed working with people, synthesizing ideas, and serving the town, wanting to see it grow sustainably while retaining the current lifestyle.

Mayor Cheryl Cox again thanked all candidates, noting what an excellent group they were and how challenging but positive the selection would be.

8.4. Motion to Approve RES-2026-A: Chief Administrative Officer and Records Officer

Mayor Cheryl Cox explained that this resolution was necessary to comply with the March 2024 legislative amendments to the Utah Code.

Motion: *Councilmember Josh Ellis moved to approve Resolution 2026-A as presented. Councilmember John Veranth seconded.*

Vote: *Roll Call – Councilmember John Veranth - aye, Councilmember Josh Ellis - aye, Councilmember Tina Karlsson - aye, Councilmember Lacy Allen - aye, Mayor Cheryl Cox - aye.*

Motion Passed unanimously 5-0, to formally designate the chief administrative officer and appoint a records officer.

This formally designated the Mayor as Chief Administrative Officer and the Town Clerk as Records Officer to maintain the town's privacy and records management program in compliance with the Utah Government Data Privacy Act.

8.5. Review and Motion to Adopt 2026 Annual Meeting Schedule

Motion: *Councilmember Josh Ellis moved to adopt the 2026 annual*

meeting schedule as presented. Councilmember Tina Karlsson seconded.

Vote: *Roll call - Councilmember John Veranth - aye, Councilmember Josh Ellis - aye, Councilmember Tina Karlsson - aye, Councilmember Lacy Allen - aye, Mayor Cheryl Cox - aye.*

Motion Passed unanimously 5-0, to adopt the Boulder Town annual meeting schedule as proposed.

8.6. Consideration and Action on RES-2026-F: Staffing Authority

Mayor Cheryl Cox explained this resolution would officially appoint Cindy Wilson as Landfill Attendant (who had been filling in without official appointment) and provisionally appoint Elizabeth Julian as an employee rather than a contractor for up to 6 months. It would also authorize the Mayor to initiate recruitment and hiring processes with participation from the council and other board members on hiring committees.

Motion: *Councilmember Josh Ellis moved to approve Resolution 2026-F [Resolution No. 2026-02] as presented. Councilmember Tina Karlsson seconded.*

Vote: *Roll Call – Councilmember John Veranth - aye, Councilmember Josh Ellis - aye, Councilmember Tina Karlsson - aye, Councilmember Lacy Allen - aye, Mayor Cheryl Cox - aye.*

Motion Passed unanimously 5-0, granting the mayor authority to begin recruiting and hiring, officially appointing Cindy Wilson as landfill attendant, and provisionally appointing Elizabeth Julian as employee.

IX. LEGISLATIVE ACTION ITEMS

9.1. Motion to Approve RES-2026-B: Business License Extension

Mayor Cheryl Cox explained the need to extend the expiration dates of current business licenses while the town updates its online application process and ensures compliance with regulations.

Councilmember Josh Ellis recommended extending licenses for a full year rather than 6 months. He noted the town makes minimal revenue from business licenses. Discussion ensued about the timeline and process.

Discussion continued about fee schedules needing updates since they hadn't changed since inception.

Motion: *Councilmember Lacy Allen moved to amend the resolution to extend all currently active business licenses for one year until December 31, 2026. Councilmember John Veranth seconded.*

Vote: *Roll Call – Councilmember John Veranth - aye, Councilmember Josh Ellis - aye, Councilmember Tina Karlsson - aye, Councilmember Lacy Allen - aye, Mayor Cheryl Cox - aye.*

Motion Passed unanimously 5-0, to extend all current valid business licenses until December 31, 2026.

9.2. Consideration of ORD-2025-I: Meeting Times Ordinance

Councilmember Josh Ellis noted there were two "whereas" statements that didn't apply (copied from another ordinance), a minor typo, and that the ordinance stated meetings would be held the next business day after holidays, when in practice, Boulder pushes them to the following Tuesday.

Motion: *Councilmember Josh Ellis moved to adopt Ordinance 2025-I [Ordinance No. 2026-01], amended to have meetings fall on the next following Tuesday if the meeting day falls on a holiday, and other minor edits. Councilmember Tina Karlsson seconded.*

Vote: *Roll call - Councilmember John Veranth - aye, Councilmember Josh Ellis - aye, Councilmember Tina Karlsson - aye, Councilmember Lacy Allen - aye, Mayor Cheryl Cox - aye.*

Motion Passed unanimously.

X. WORK SESSION

10.1. Discussion on Planning Effective Work Sessions

Mayor Cheryl Cox sought input on scheduling dedicated time for topics and training outside regular meetings.

Councilmember Josh Ellis suggested that if meetings could be kept to an hour or less, work sessions could bookend them, but otherwise separate nights work better for focused discussion on complex topics like budgets. He noted that having work sessions on different nights helps maintain focus versus trying to handle multiple topics in one evening.

Councilmember Tina Karlsson expressed flexibility, saying whatever works for others is fine.

Councilmember Lacy Allen noted her complicated schedule, being unavailable until 3 p.m. during the season and often lacking childcare.

Councilmember John Veranth suggested using committees of less than a quorum, such as two council members and a citizen, to hash out details, given the town's limited staff support. He expressed having the greatest schedule flexibility and would go with the consensus as long as he could participate.

10.2. Discussion on the Budget

Mayor Cheryl Cox proposed scheduling Dave Sanderson for a quarterly presentation in February, along with holding a public hearing to open and amend the budget. Additionally, a workshop session would be needed to develop the 2026-2027 budget, with the proposed budget presented for public hearing in May and approval in June.

Councilmember Josh Ellis noted they met in March, the first year he was on council, to review the budget, but last year, he essentially copied and updated numbers without group effort. Additionally, he stated that he had briefly reviewed reports showing tax revenue down about 8-13%, but other income up significantly due to adjusted fee schedules. Overall revenue was on target at about 58% through the year. He emphasized the importance of starting early to learn what each budget category represents.

Councilmember John Veranth emphasized they would need to both prepare next year's budget and reopen the current budget for adjustments.

February was agreed upon as the appropriate time to open and adjust the current budget.

10.3. Review and Discussion on Chapter 111: Alcoholic Beverages

The council confirmed they wanted to proceed with issuing only local consent pending confirmation that state requirements are adequate.

Councilmember Josh Ellis confirmed he would work with Michael Winn on the proposed language, incorporating procedural information for applicants. The change would move local consent decisions from an administrative responsibility to the town council and eliminate all alcohol-related licensing, deferring entirely to state requirements.

The consensus was that this didn't require a public hearing because it wasn't a land use issue.

10.4. Review and Discussion on the General Plan

The planning commission sought direction on revising the general plan. Extensive discussion ensued about whether to focus on revising the general plan or rewriting the zoning ordinance first.

The planning commission sought direction on revising the general plan. Mayor Cheryl Cox had suggested ideas like addressing data needs, eliminating duplication, and examining the Voices project.

Councilmember Tina Karlsson suggested asking the Planning Commission to use their survey results to fill gaps and review what needs to be added or removed from the general plan, such as adding topics that support capital funding and removing irrelevant content, while providing example formats and staying in touch with the Town Council.

Councilmember Josh Ellis offered a "radically different take," arguing strongly that the zoning ordinance poses an existential threat to the community in its current "messed" state. He proposed rewriting the zoning ordinance first to clean it up without making substantive changes, similar to the successful subdivision ordinance rewrite. He noted the current ordinance has four definitions of "family" and "house" and sections that are "unknowable," creating vulnerability to legal challenges. Councilmember Josh Ellis suggested engaging a land use attorney to provide a template and to start fresh without implementing controversial changes.

Councilmember John Veranth supported Josh's position, noting that Chapter 153 was mashed together from many revisions over the years and needs clarity, especially regarding commercial development. He emphasized maintaining consistency with the current general plan and the goals while cleaning up the ordinance.

Nancy Tosta, Planning Commission Chair, countered that the general plan establishes vision and goals, then ordinances implement them. She argued that without clarity in the general plan, they wouldn't have clear direction for zoning changes. Nancy Tosta agreed that Chapter 153: Zoning needed fixing, but argued that zoning decisions on lot sizes and commercial zones should be based on general plan values. She suggested completing the general plan in 3-4 months, then focusing on rewriting 153 logically.

Extensive discussion followed about the relationship between the general plan and zoning ordinance, with Councilmember Josh Ellis maintaining that having a strong general plan does not matter if the implementing ordinance is unusable. In contrast, others emphasized that the general plan must provide clear direction for zoning changes.

The discussion concluded with a consensus to have the planning commission review both components, with a potential joint meeting that includes resources such as Five County AOG or legal counsel to provide guidance.

10.5. Review and Discussion on the Property North of the Community Center

Mayor Cheryl Cox acknowledged that this was part of the previous discussion about the general plan and zoning and should be tabled until those foundational issues are addressed.

10.6. Discussion of the Presentation Regarding Draft Bill S.2970

Council members unanimously opposed Senate Bill S.2970. Their stance was rooted in the town's general plan and community values. The ensuing discussion focused on determining an appropriate and timely course of action given the urgency of the situation.

Councilmember John Veranth acknowledged his personal stance as a defender of wildlands but emphasized the need to consider all community elements and maintain good county relations. He asked if anyone had spoken with county commissioners.

Councilmember Josh Ellis stated the council's position should be "fairly obvious" given the general plan and community values. He described his experience in Marysville with intense OHV culture, stating no one in Boulder wants the community to morph into that. Councilmember Ellis was content not to have OHV tourism.

Councilmember Tina Karlsson agreed it was appropriate to make a stand, recognizing that while some town members use off-road vehicles, the proposed bill represented something the town had never planned for.

Councilmember Lacy Allen questioned what Boulder could actually do if the bill passes at the federal level, wondering about enforcement capabilities.

Additional public comments were given in support of an action, arguing it would provide important standing. This was considered especially relevant because local tourism businesses cater to demographics seeking quiet use. The importance of elected officials representing the majority of voters who support maintaining quiet use was also stressed.

Blake Spalding provided historical context, explaining that she and Lisa Varga served on the travel advisory board at Dell LeFevre's request to address and combat OHV use that would be disruptive to cattle. During that time, they developed the concept of "quiet use" tourism, a focus that the current Garfield County Travel Council and its director, Falyn Owens, continue to respect.

Mayor Cheryl Cox acknowledged it would be largely symbolic but important as a gesture emphasizing who Boulder is as a town. She suggested that, rather than passing a resolution immediately, given it wasn't an action item and they ideally wanted more public input time, she could write a letter as mayor representing the town council. This would allow timely action while following proper procedures.

After extensive discussion about procedural options and time sensitivity:

Motion: *Councilmember Josh Ellis moved that the Mayor draft a letter opposing draft bill S.2970 on behalf of the town council in lieu of a resolution due to lack of time for appropriate consideration of local input.*
Councilmember Tina Karlsson seconded.

Vote: *Voice Vote – Councilmember John Veranth - aye, Councilmember Josh Ellis - aye, Councilmember Tina Karlsson - aye, Councilmember Lacy Allen - aye, Mayor Cheryl Cox - aye.*

Motion Passed unanimously.

Motion: *Councilmember Lacy Allen moved to create a draft resolution to be passed in an emergency meeting if needed. Councilmember Tina Karlsson seconded.*

Vote: *Voice vote - Councilmember John Veranth - aye, Councilmember Josh Ellis - aye, Councilmember Tina Karlsson - aye, Councilmember Lacy Allen - aye, Mayor Cheryl Cox - aye.*

Motion Passed unanimously.

XI. DEPARTMENT REPORTS

11.1. Members

Councilmember Josh Ellis reported that the landfill might get a new hitch soon, that the fire department has rented a house for fire school with 7 firefighters attending training, and that there were no updates from the Wildfire Council.

Councilmember John Veranth passed on reports.

New Councilmembers had no reports yet.

11.2. Staff

Zoning Administrator Erin Smith provided a year-end update.

Her year-end report summarized the following permit activity:

- Project permits: 13
- Special event permits: 3 (with 1 additional application not approved)
- Conditional use permits: 1
- Excavation permits: 1 (noted as her first one)
- Subdivision applications: 1 (the first submitted using the new format)

Zoning Administrator Erin Smith presented a year-end summary of her activities. She informed the commission that, as requested by the Planning Commission, she would transition to a spreadsheet format for tracking applications in future reports. She also mentioned that forms were currently being updated online.

Town Clerk Elizabeth Julian highlighted key items from the written staff report:

- Office hours moved from Wednesdays to Tuesdays, 10 a.m. to 12 p.m.
- January 31, 2026, is the deadline for annual requirements
- Landfill operations notice for the Council
- Expense management spreadsheet
- IRS confirmed all outstanding 941 liabilities have been paid
- Utah Department of Workforce Services identified Q4 2024 wage discrepancies requiring broader review
- Missing Social Security numbers from last year were resolved
- The utah.gov entity needs updating again due to officer changes
- Dave Sanderson is working on the transfer and consolidation of funds
- Working with the state on Google Workplace compliance

Councilmember Josh Ellis confirmed the town is ready to take online payments to the new bank account.

11.3. Mayor

No Mayor Report

11.4. Announcements and Town Events

Mayor Cheryl Cox emphasized the mandatory requirements due by January 31, 2026, using Jotform:

- Annual Disclosure Form for all governing body members and staff
- Open and Public Meetings Act training (certificate required) for all governing body members and administrative staff
- Land Use 101 training (certificate required) for Members of Town Council, Board of Adjustments, Planning Commission, and Administrative Staff (\$10 fee but free with coupon "luaupromo")
- Introductory Training (certificate required) for Municipal Officers, Town Council Members, and Administrative Staff

XII. GENERAL PUBLIC COMMENT

Phoenix Bunke researched Senate Bill 2970 and found it was introduced to the committee in December with no action since. She encouraged individuals to call senators and representatives, noting a similar 2019 rule was shut down due to public outcry.

Blake Spalding added that Dell LeFevre (former County Commissioner) asked her to serve on the tourism advisory board specifically because Dell felt OHVs in the monument were antithetical to ranchers' success and well-being, distinguishing between ranchers using ATVs for work versus recreational users potentially harassing cattle.

Mark Austin clarified that resolutions don't require an agenda action item listing to be considered, then suggested approaching the general plan and zoning simultaneously, as the general plan provides the foundation while zoning leaves doors open or prohibits certain actions. He warned that vague, general plans put the town at risk.

Peg Smith cautioned against using templates for zoning ordinances, noting Boulder's previous problems came from using Salt Lake City boilerplate. She emphasized that Boulder's zoning is unique enough that templates would be problematic.

XIII. CLOSING BUSINESS

13.1. Review of Meeting Outcomes, Assignments, and Counsel Review

Elizabeth Julian summarized the meeting outcomes and assignments:

- Minutes approved from December 2nd
- New officials sworn in
- Open meetings training to be completed online
- Ethics Act video skipped for individual viewing
- Consent agenda approved without expenditures; Gusto approved separately
- All administrative and legislative action items approved as presented, except Councilmember Josh Ellis's amendments to the meeting schedule ordinance and the Business Licenses extended to December 31, 2026 (amended from 6 months to 1 year)
- Work Session Consensus: separate meetings preferred for complex topics
- Budget: Dave Sanderson to present in February; public hearing to open budget scheduled for February
- Alcohol Ordinance: Josh Ellis to draft language for local consent only
- General Plan/Zoning: Planning Commission to review both; potential joint meeting with resources
- Property North of Community Center: tabled
- S.2970 opposition: Mayor to write letter; draft resolution to be prepared for emergency meeting if needed

13.2. Future Agenda Items

February agenda items discussed:

- Quarterly CPA report
- Public Hearing to open the budget
- Revenue updates
- Alcohol ordinance revision (no public hearing needed)
- HVAC project update
- Fourth of July update
- Potential Resolution regarding Boulder Way Forward
- Councilmember Josh Ellis proposed revising the landfill resolution to impose fees for digital payment capability

13.3. Confirmation of Next Meeting

The next regular meeting is scheduled for Tuesday, February 3, 2026, at 6:00 PM, including a public hearing on opening the budget.

XIII. CLOSED SESSION

Motion: *Councilmember Josh Ellis moved to close the open meeting and open a closed session to discuss the character or competence of individuals, which will include the town council members and Elizabeth Julian in the library.*

Vote: *Roll call - Councilmember John Veranth - aye, Councilmember Josh Ellis - aye, Councilmember Tina Karlsson - aye, Councilmember Lacy Allen - aye, Mayor Cheryl Cox - aye.*

Motion Passed unanimously.

The council took a 5-minute break before convening in the library.

XIII. RETURN TO REGULAR MEETING

Motion: *Councilmember Josh Ellis moved to close the closed meeting and reopen the open [public or regular] meeting. Councilmember Tina Karlsson seconded.*

Vote: *Roll Call – Councilmember Josh Ellis - aye, Councilmember Tina Karlsson - aye, Councilmember Lacy Allen - aye, Mayor Cheryl Cox - aye.*

Motion Passed unanimously 5-0, to return to the regular meeting.

Appointments Following Closed Session

Mayor Cheryl Cox noted this was "probably one of the hardest things that we have done" due to the exceptional quality of all candidates. She expressed a desire to use all applicants' names for future committee work, suggesting advisory committees with two board members and other community members.

Motion: *Councilmember Josh Ellis moved to accept the updated proposed resolutions, which appoint the following individuals: Ray Gardner to Board of Adjustments Seat 3; Nick Vincent to Planning Commission Seat 3; Elena Hughes to Planning Commission Seat 2; Phoenix Bunke as the alternate for*

the Planning Commission with the term coinciding with Seat 1 expiring on December 31, 2028. Councilmember Tina Karlsson seconded.

Vote: Roll Call – Councilmember Josh Ellis - aye, Councilmember Tina Karlsson - aye, Councilmember Lacy Allen - aye, Mayor Cheryl Cox - aye.

Motion Passed unanimously 5-0 to make the stated appointments.

IVX. ADJOURNMENT

With no objection, Mayor Cheryl Cox adjourned the meeting at 10:23 p.m.

CERTIFICATE

BOULDER TOWN, STATE OF UTAH

PRESIDING OFFICER:

/s/ Cheryl Cox, Mayor

ATTESTATION:

/s/ Elizabeth Julian, Clerk

Date Approved by the Town Council: February 3, 2026