

BOULDER TOWN, UTAH PUBLIC NOTICE

Governing Body: TOWN COUNCIL
Meeting Type: Regular Meeting
Date and Time: Tuesday, March 3, 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 Cheryl Cox called the Tuesday, March 3, 2026, regular town council meeting to order at 6:02 PM.

1.2. Determination of Quorum

Mayor Cox conducted a roll call. All Town Council members were present, establishing a quorum.

Town Council Present:

Mayor Cheryl Cox
Council Member Lacy Allen
Council Member Josh Ellis
Council Member Tina Karlsson
Council Member John Veranth

Staff Present:

Elizabeth Julian, Town Clerk

Also Present:

Nancy Tosta, Planning Commission Chair
Phoenix Bunke, Planning Commission Alternate

1.3. Pledge of Allegiance

Mayor Cox led the Pledge of Allegiance.

1.4. Motion to Adopt the Agenda

***Motion:** Councilmember Josh Ellis moved to adopt the agenda as presented. Councilmember Tina Karlsson seconded.*

***Vote:** Voice Vote – all ayes.*

***Result:** Approved unanimously 5-0*

1.5. Declaration of Conflicts of Interest

Councilmember Lacy Allen disclosed that she works for a restaurant in town with a liquor license, but did not believe it would be a conflict regarding the liquor license agenda item.

II. PRESENTATIONS AND REPORTS (Information/Discussion)

2.1. America250 Utah | Boulder Town Update

Mayor Cheryl Cox provided an update on behalf of Peg Smith, who could not attend. The committee met on February 4th and identified areas needing coverage for the Fourth of July celebration. Action items assigned: Boulder Elementary School and Boulder Community Alliance will provide games in the park, Jen Bach will handle setup and cleanup, Chris Bigler will manage decorations, Stacy Davis will coordinate a commemorative Dutch oven dinner, and Boulder Arts Council will handle the Declaration of Independence exhibit and ancestry event, plus provide a dance band. The next committee meeting is scheduled for the following day [March 4] at 6 PM.

III. PUBLIC COMMENT ON AGENDA ITEMS (Public Input)

Phoenix Bunke, Planning Commissioner Alternate, commented on the Planning Commission workflow discussion, expressing hope for a compromise and encouraging the council to take a final vote on the Planning Commission's direction.

IV. DEPARTMENT REPORTS (Information)

4.1. Members

Councilmember Josh Ellis had nothing to report.

Councilmember Tina Karlsson deferred her Planning Commission report to the discussion items later in the agenda.

Councilmember John Veranth reported on the library, noting that librarians should meet to discuss community benefits.

For roads, street signs need to be ordered and installed once the ground thaws.

Advocated for considering an administrative law judge for the Board of Adjustments and requested agenda time next month to discuss research and background.

Major completion: The HVAC system is complete, with a final cost of \$10,030 after inflation adjustments.

Councilmember Lacy Allen had nothing to report.

4.2. Staff

Elizabeth Julian reported on upcoming trainings and noted that licensing information was provided by Erin Smith, Zoning Administrator, in the department reports folder. She noted changes to temporary staffing arrangements during the transition period.

4.3. Mayor

Mayor Cheryl Cox reported that Cindy Wilson, Landfill Attendant, will now make direct calls to Sam Stout for dump maintenance needs.

Corry Johnson, Maintenance and Custodian, is working to locate the septic tank for pumping.

Karen Terry, Cemetery Coordinator, is developing a cemetery plot application form and will test the process. New capability discovered: The town's Pelorus system includes cemetery management features that Karen could be trained on.

The Boulder Arts Council board meeting is scheduled for Monday.

Mayor Cheryl Cox had a lengthy conversation with a congressional staffer regarding the Grand Staircase-Escalante Monument resolution and requested a town hall meeting to clarify the congresswoman's ultimate goals.

Mayor Cheryl Cox contacted Commissioner Tebbs to facilitate a meeting between the town EMTs and Kara Owens, EMS Director, to improve coordination.

Banking progress: Work was done to locate and access town funds between two banks and ensure bills were paid.

V. CONSENT AGENDA

***Motion:** Councilmember Josh Ellis moved to approve the consent agenda as presented. Councilmember Lacy Allen seconded.*

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

***Result:** Approved unanimously 5-0*

The consent agenda included the acceptance of financial reports and the approval of the minutes from the February 3rd and February 10th meetings.

VI. PUBLIC HEARING (Public Input Only, Motion to Enter/Exit)

No public hearings were scheduled, so the meeting moved to the next agenda item.

VII. ADMINISTRATIVE ACTION ITEMS (Motion Required)

7.1. Consideration of Hiring Recommendations

Item postponed until after the Closed Session discussion with action to follow.

7.2. Consideration of Planning Commission Seat 4

Item postponed until after the Closed Session discussion with action to follow.

7.3. Consideration of Resolution Supporting Boulder Women and Girls

Mayor Cheryl Cox explained the statewide initiative would make Boulder the first town and first in the five-county area to pass such a resolution. The resolution supports equity for women and girls and utilizes an annual data survey. Current local groups focus on childcare, child safety, and political participation.

***Motion:** Tina Karlsson moved to accept the resolution supporting Boulder Women and Girls through the Boulder Way Forward. Councilmember John Veranth seconded.*

***Amendment:** Councilmember Josh Ellis moved to amend the resolution to remove the language "implementing progressive family leave policies, including 6 weeks of paid maternity leave, 4 weeks of paid caregiver leave," explaining that Boulder doesn't offer employee benefits. Councilmember John Veranth seconded.*

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

***Amendment Result:** Approved unanimously 5-0*

***Roll Call Vote On Main Motion As Amended:** Roll Call – Councilmember Josh Ellis - Aye, Councilmember Tina Karlsson - Aye, Councilmember John Veranth - Aye, Councilmember Lacy Allen - Aye, Mayor Cheryl Cox - Aye.*

***Result:** Approved unanimously 5-0*

7.4. Consideration of Request for Proposals for Boulder Town Attorney

The current attorney contract expired June 30, 2025, and services have continued

without a contract. The town needs to issue an RFP (Request for Proposals) for attorney services.

Discussion covered the appointment process and contract approval requirements, budget implications for 2027, and the structure of retainer versus hourly billing.

Councilmember John Veranth suggested adding local government administration expertise beyond just land use law to cover employment, open meetings, and GRAMA issues.

Motion: Councilmember Tina Karlsson moved to accept the request for proposal for an attorney. Councilmember Lacy Allen seconded.

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

Result: Approved unanimously 5-0

7.5. Consideration of Resolution Opposing Utah Division of Wildlife Resources Predator Management Study

Mayor Cheryl Cox explained that the month-long information-gathering period following February's community presentation had concluded. The primary concern is community safety regarding snare traps. Both a letter and a resolution were prepared for consideration.

Motion: Councilmember Josh Ellis moved to accept the letter as presented. Councilmember Lacy Allen seconded.

Vote: Voice Vote – all ayes.

Result: Approved unanimously 5-0

Concerns arose during the discussion of the resolution, particularly regarding the 75-mile exclusion zone and the requirements for a town-appointed observer. Several motions related to the resolution failed to pass, either lacking a second or not receiving sufficient support to approve. These failed motions included an attempt to adopt the resolution as presented with amendments. The proposed changes involved

modifying the resolving/operative clause number two (2), Request For Tool Restriction, to reduce the exclusion zone from seventy-five (75) miles to five (5), ten (10), or fifteen (15) miles, and deleting the final sentence of number four (4), Transparency And Independent Oversight.

***Motion:** Councilmember John Veranth moved to authorize the mayor to edit the letter based on the evening's discussion before sending. Councilmember Josh Ellis seconded.*

***Vote:** Voice Vote – all ayes.*

***Result:** Approved unanimously 5-0*

7.6. Consideration of Approval for Council Members to Attend Conferences

Two conferences were discussed: the American Planning Association and the Utah League of Cities and Towns. Early registration pricing was emphasized.

***Motion:** Councilmember Josh Ellis moved to approve conference attendance and reimbursement for any town council or staff member for either conference. Councilmember John Veranth seconded.*

***Vote:** Voice Vote – all ayes.*

***Result:** Approved unanimously 5-0*

7.7. Consideration of Planning Commission Bylaws

The Planning Commission updated its bylaws and requested approval from the town council.

The discussion brought to light several issues, including minor errors in the document, the need to update the Ethics and Conflicts of Interest section to mandate adherence to both the Utah State Code and the Boulder Town Code, and concerns about public hearing procedures and compliance with local code.

***Motion:** Mayor Cheryl Cox moved to approve the Planning Commission Bylaws with changes. Councilmember Josh Ellis seconded.*

Vote on Motion: Voice Vote – Councilmember Josh Ellis - Aye, Councilmember Tina Karlsson - Aye, Councilmember John Veranth - Nay, Councilmember Lacy Allen - Nay, Mayor Cheryl Cox - No.

Result: Failed 2-3 to approve the Planning Commission Bylaws as presented.

Motion: Councilmember John Veranth moved to request the Planning Commission bring back revised Bylaws addressing concerns about following local code and ensuring LUDMA-required public hearings comply with state law. Councilmember Josh Ellis seconded.

Vote on Motion: Roll Call Vote – Councilmember Josh Ellis - Aye, Councilmember Tina Karlsson - Aye, Councilmember John Veranth - Aye, Councilmember Lacy Allen - Aye, Mayor Cheryl Cox - No.

Second Result: Approved 4-1

VIII. LEGISLATIVE ACTION ITEMS (Motion Required)

8.1. Consideration of Ordinance to Amend Chapter 111 Regarding Alcohol

The ordinance required further development, and it was decided to table it.

8.2. Consideration of Resolution to Adjust Landfill Fees

Councilmember Josh Ellis explained the need to address the expensive costs of compliance with state audit results and future landfill closure costs. The special fund must have adequate money for 30 years of monitoring. He proposed \$15 per truck or trailer load and \$30 for truck-and-trailer combinations.

The discussion focused on the difficulties of fee collection, including logistical challenges such as limitations on handling cash, the impact of credit card processing fees, and the substantial staff time required. It was noted that past efforts to collect fees after services were rendered were unsuccessful, underscoring the need to implement effective, reliable collection systems.

***Motion:** Councilmember Josh Ellis moved to accept Resolution 2026-I as presented. Councilmember Lacy Allen seconded.*

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

***Result:** Approved unanimously 5-0*

***Motion:** Councilmember Josh Ellis moved to allow the mayor to roll out fee acceptance in an appropriate manner and timeframe. Councilmember John Veranth seconded.*

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

***Result:** Approved unanimously 5-0*

IX. WORK SESSION (Discussion Only - No Action Taken)

9.1. Consideration of Tree Ordinance Changes

Councilmember Tina Karlsson reported on her committee work with Steve Cox, Councilmember John Veranth, Ryan Johnson (DNR urban forester), and Pam Furches. The goal is to simplify the ordinance while maintaining Tree City status and supporting volunteer efforts.

Key proposed changes: The tree committee will no longer be subject to open-meeting requirements, with an appointed administrator serving as a non-voting liaison to report on activities to the town council. The Tree City status requires a minimum of \$2 per residence funding, which volunteer hours have supported for four years, with the hope for budget allocation in the coming year.

9.2. Consideration of Workflow Agreement

Nancy Tosta, Planning Commission Chair, presented the Planning Commission (PC) proposed workflow for addressing two concurrent tasks: reviewing and refining the town's General Plan (GP) goals and policies, and rewriting the outdated Chapter

153 zoning code. Based on PC discussions and expert advice, Tosta's proposal prioritizes community engagement to clarify the GP's goals before addressing specific zoning issues.

Council discussion revealed varied perspectives:

Councilmember John Veranth expressed concern about "mission creep" and the urgency of commercial zoning issues. He stressed that previous GP revisions maintained the basic vision, and businesses require immediate clarity. He proposed that the Council give the PC specific problem statements and a six-month deadline for ordinance language, arguing the town cannot wait a year or two for a full GP revision.

Councilmember Tina Karlsson preferred a more organic decision-making process and sees conditional use permits as less problematic than Veranth.

Mayor Cheryl Cox supported the PC's package approach, prioritizing their willingness to work despite time constraints.

Councilmember Lacy Allen urged productivity and emphasized the importance of commercial zoning.

Councilmember Josh Ellis strongly opposed revising the GP on a timeline, fearing insufficient community input and a perception of the new council "revolutionizing" the GP.

Phoenix Bunke, PC Alternate, provided a comment supporting Tosta's proposal as a good compromise that could incorporate Veranth's concerns.

The Council, by informal hand vote, supported (3-2) moving forward with the Planning Commission's proposed workflow, with the understanding that time constraints and regular reporting would be key parameters.

9.3. Discussion of Special Meeting for Budget

Meeting scheduled: March 24th at 2:00 PM for budget work session.

Mayor Cheryl Cox indicated this will be a hands-on working format and requested that council members gather information on departmental and liaison needs beforehand.

X. GENERAL PUBLIC COMMENT (Public Input)

Blake Spalding requested road signage installation before tourist season to address speeding issues on Lower Boulder Road and the Burr Trail. She thanked the council for the Grand Staircase resolution, noting its importance during DC advocacy work. She supported keeping businesses on Highway 12 rather than residential areas and emphasized the need for an annexation policy to prevent problematic county development.

Will Hansen shared perspective on cougar management, drawing parallels to personal experience with a rattlesnake bite. He emphasized the importance of intentional relationship-building with cougars and warned that government agency involvement typically results in cougar deaths. He offered community assistance for prevention measures and encouraged residents to contact local volunteers rather than government officials for cougar encounters.

XI. CLOSING BUSINESS

11.1. Review of Outcomes, Assignments, and Counsel Recommendations

Elizabeth Julian summarized meeting outcomes and future assignments.

11.2. Future Agenda Items

Key items for next meeting: alcohol ordinance revision, Planning Commission Bylaws, potential cougar resolution, tree ordinance updates, business licenses, purchasing policy updates, and administrative law judge proposal to replace the Board of Adjustment.

11.3. Confirmation of Next Meeting

Next regular meeting: Tuesday, April 7th at 7:00 PM.

XII. CLOSED SESSION (Action - Motion Required To Enter/Exit)

***Motion:** Councilmember Tina Karlsson moved to close the general meeting*

and open the closed session to discuss character or competence of individuals with all town council members in the library. Councilmember Josh Ellis seconded.

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

Result: Motion Approved Unanimously 5-0

XIII. RETURN TO REGULAR MEETING (Discussion & Possible Action)

Motion: Councilmember Josh Ellis moved to return to the regular meeting. Councilmember Lacy Allen seconded.

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

Result: Motion Approved Unanimously 5-0

Hiring Recommendations:

Motion: Mayor Cheryl Cox moved to hire Elizabeth Julian as clerk and Henry Davis as deputy clerk, with assignments and pay scales to be determined based on experience and capabilities, each position to serve a 6-month probationary period with 3-month check-ins. Councilmember Lacy Allen seconded.

Vote: Voice Vote – all ayes.

Result: Approved unanimously 5-0

Planning Commission Seat 4:

Motion: Mayor Cheryl Cox moved to appoint Phoenix Bunke to Planning Commission Seat 4, expiring December 31, 2026, by resolution. Councilmember Lacy Allen seconded.

Vote: Roll Call – Councilmember Josh Ellis - Aye, Councilmember Tina

Karlsson - Aye, Councilmember John Veranth - Aye, Councilmember Lacy Allen - Aye, Mayor Cheryl Cox - Aye.

Result: Motion Approved Unanimously 5-0

Planning Commission Alternate:

Motion: *Mayor Cheryl Cox moved to appoint Jen Bach as Planning Commission alternate. Councilmember Tina Karlsson seconded.*

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

Result: Motion Approved 3-2

XIV. ADJOURNMENT

With no objection, Mayor Cheryl Cox adjourned the meeting at 9:26 PM.

CERTIFICATE

BOULDER TOWN, STATE OF UTAH

/s/ Cheryl Cox, Mayor

ATTESTATION:

/s/ Elizabeth Julian, Town Clerk

Date Approved by the Town Council: **April 7, 2026**