BOULDER TOWN, UTAH PUBLIC NOTICE

Governing Body:	PLANNING COMMISSION
Notice Type:	Regular Meeting
Date and Time:	Tuesday, August 18, 2026, at 7:00 p.m.
Location:	Boulder Community Center, 351 North 100 East, Boulder, Utah

In accordance with the Utah Open and Public Meetings Act, Utah Code § 52-4-202, this Agenda and Notice is hereby provided.

Meeting materials are are available for public review on the Utah Public Notice website, provided in PDF format, and may also be accessed via the following link:
BT-2026_MATERIALS_20260818_AgendaMeetingRegularAndPublicHearing_P…

AGENDA

I. OPENING PROCEDURES
- 1.1. Call to Order
- 1.2. Roll Call and Determination of Quorum
- 1.3. Adoption of Agenda (Action Item - Motion Required)
- 1.4. Declaration of Conflicts of Interest (Information)

II. PRESENTATIONS AND REPORTS (Information/Discussion)
- 2.1. Roger Carter on Five County AOG Summit:
  Thursday, September 10 from 5:30 - 8:30 at Ruby's Inn
  Attendance is strongly encouraged for all Members
- 2.2. Amending Residential Short-Term Rental Ordinances
  – Memorandum from Town Attorney Jayme Blakesley on Proposed Amendments to Chapters 110, 111 and 112
  – Report on Amending Residential Short-Term Rental Ordinances

III. PUBLIC COMMENT ON AGENDA ITEMS (Public Input) (≤ 20 minutes)
Speakers must state their name for the record and are limited to 3 minutes.

IV. DEPARTMENT REPORTS
- 4.1. Town Council
- 4.2. Staff

V. APPROVAL OF PROPOSED MINUTES (Action Item - Motion Required)
- 5.1. June 23, 2026 , Regular Meeting

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

The purpose of this hearing is to receive public input on proposed amendments to the Residential Short-Term Rental regulations. These revisions incorporate legal counsel recommendations to improve administrative clarity, enforceability, and conditional use and business licensing workflows, reflecting prior deliberations by the Planning Commission and Town Council throughout 2025.

In compliance with Utah Code §10-9a-204, a public hearing will be held to receive public comments on the following:

6.1. Draft Ordinance No. 2026-C: Amendments to Boulder Town Code Chapter 112 (Residential Short-Term Rentals)

6.2. Draft Ordinance No. 2026-D: Amendments to Boulder Town Code Section 153.204 (Residential Short-Term Rentals)

VII. DISCUSSION AND POSSIBLE ACTION ITEMS (Motion Required)

7.1. Review the Draft Ordinances regarding Residential Short-Term Rentals (Chapters 112 and 153.204), Business Licensing (Chapter 110), and Alcohol Consent (Chapter 111)

7.2. Consider recommending to the Town Council the Draft Ordinance No. 2026-C: Amendments to Boulder Town Code Chapter 112 (Residential Short-Term Rentals)

7.3. Consider recommending to the Town Council the Draft Ordinance No. 2026-D: Amendments to Boulder Town Code Section 153.204 (Residential Short-Term Rentals)

VIII. GENERAL PUBLIC COMMENT (Public Input) (≤ 20 minutes)

Speakers must state their name for the record and are limited to 3 minutes.

IX. CLOSING BUSINESS

9.1. Review of Outcomes, Assignments, and Counsel Recommendations

9.2. Confirmation of Next Regular Meeting:
Tuesday, September 15, 2026 at 7:00 PM

X. ADJOURNMENT

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NOTICE

SPECIAL ACCOMMODATIONS (ADA)

In compliance with the Americans with Disabilities Act (ADA), individuals needing reasonable accommodations should notify the Boulder Town Office at 435-335-7300 or townclerk@boulder.utah.gov at least one week before the meeting.

ELECTRONIC OR TELEPHONE PARTICIPATION

Zoom Link: https://us06web.zoom.us/j/4353357300
Meeting ID: 4353357300 Password: 84716 Phone: +1 346 248 7799
Policy: Ensure your Zoom name includes the first and last names of attendees

CERTIFICATE OF POSTING

This Agenda and Notice was publicly posted on the following locations:

- The Utah Public Notice website (http://pmn.utah.gov)
- Boulder Town's website (http://www.boulder.utah.gov)
- Boulder Town's Bulletin Board

Date Published: **August 14, 2026**

/s/ Elizabeth Julian, Town Clerk

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