

BOULDER TOWN, UTAH PUBLIC NOTICE

Governing Body: TOWN COUNCIL
Notice Type: Regular Meeting and Public Hearing
Date and Time: Tuesday, September 1 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 § 52-4-202](#), this Agenda and Notice is hereby provided.

Meeting materials 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_20260901_MeetingRegularAndPublicHearing_TC_DR...](#)

AGENDA

I. OPENING PROCEDURES

- 1.1. Call to Order
- 1.2. Determination of Quorum
- 1.3. Pledge of Allegiance
- 1.4. Motion to Adopt the Agenda (Action Item - Motion Required)
- 1.5. Declaration of Conflicts of Interest (Information)

II. PRESENTATIONS AND REPORTS (Information/Discussion)

- 2.1. Cougar and Rotenone Presentation by Constance Lynn
- 2.2. Five County AOG Summit:
Thursday, September 10 from 5:30 - 8:30 at Ruby's Inn
Attendance is strongly encouraged for all Members
- 2.3. Amending Ordinances
 - Report from Planning Commission on the Consideration of Adopting Residential Short-Term Rental Ordinances Amendments; Chapters 112 and Section 153.204
 - Memorandum from Town Attorney Jayme Blakesley on Proposed Amendments to Chapters 110, 111, and 112
 - Report on Amending Fire Restriction Ordinance

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 (Information)

- 4.1. Members
- 4.2. Staff
- 4.3. Mayor

V. CONSENT AGENDA (Action Item - Motion Required)

- 5.1. Acceptance of Financial Reports
- 5.2. Acceptance of Expenditures: None
- 5.3. Approval of Proposed Minutes: July 7, 2026, Regular Meeting and August 11, 2026 Special Meeting and Public Hearing
- 5.4. Approval of Proposed Expenditures: None

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

The public hearing aims to gather community feedback on several proposed town code amendments:

Updates to Chapters 110 (General Business), 111 (Alcoholic Beverages), 112, and Section 153.204 (Residential Short-Term Rentals) to improve administrative clarity, enforceability, and permitting workflows based on legal counsel recommendations and Planning Commission deliberations from August 18, 2026.

Amendments to Chapter 130 to set a default annual restriction period from May 1 through October 31 (adjustable by resolution) and align definitions and prohibited acts with State and County Stage 1 and Stage 2 restrictions.

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-D: Amendments to Boulder Town Code Section 153.204 (Residential Short-Term Rentals regarding Land Use and Zoning)
- 6.2. Draft Ordinance No. 2026-C: Amendments to Boulder Town Code Chapter 112 (Residential Short-Term Rentals as Businesses)
- 6.3. Draft Ordinance No. 2026-E: Amendments to Boulder Town Code Chapter 110 (General Business Provisions)

- 6.4. Draft Ordinance No. 2026-A: Amendments to Boulder Town Code Chapter 111 (Alcoholic Beverages)
- 6.5. Draft Ordinance No. 2026-F: Amendments to Boulder Town Code Chapter 130 (Fire Restrictions)

VII. ADMINISTRATIVE ACTION ITEMS (Motion Required)

- 7.1. Approve Resolution No. 2026-20: Public Entity Update
- 7.2. Consideration of Hiring Recommendation of Deputy Clerk/Recording Secretary
- 7.3. Consideration of Resolution No. 2026-U: Planning Commission Seat 1 and Resolution No. 2026-V: Planning Commission Alternate
- 7.4. Consideration of Contract No. 2026-03: Fire Protection And Water Access Agreement With Boulder Farmstead Water Company
- 7.5. Consideration of Proposed Resolution No. 2026-M: Predator Management Study
- 7.6. Consideration of Tree City Official Proclamation for Arbor Day

VIII. LEGISLATIVE ACTION ITEMS (Motion Required)

- 8.1. Consideration of Draft Ordinance No. 2026-D: Amendments to Boulder Town Code Section 153.204 (Residential Short-Term Rentals regarding Land Use and Zoning)
- 8.2. Consideration of Draft Ordinance No. 2026-C: Amendments to Boulder Town Code Chapter 112 (Residential Short-Term Rentals as Businesses)
- 8.3. Consideration of Draft Ordinance No. 2026-E: Amendments to Boulder Town Code Chapter 110 (General Business Provisions)
- 8.4. Consideration of Draft Ordinance No. 2026-A: Amendments to Boulder Town Code Chapter 111 (Alcoholic Beverages)
- 8.5. Consideration of Draft Ordinance No. 2026-F: Amendments to Boulder Town Code Chapter 130 (Fire Restrictions)
- 8.6. Consideration of Draft Resolution No. 2026-W: Fee Schedule

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

- 9.1. Meeting File Storage & Management Review

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

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

XI. CLOSING BUSINESS

- 11.1. Review of Outcomes, Assignments, and Counsel Recommendations

- 11.2. Future Agenda Items
- 11.3. Confirmation of Next Regular Meeting:
Tuesday, October 6, at 7:00 PM

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

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

IVX. ADJOURNMENT

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 28, 2026**

Date Updated: **August 31, 2026**; revised to correct errors in draft ordinance labeling

/s/ Elizabeth Julian, Town Clerk