

MINUTES TO BE APPROVED AT _____ TOWN COUNCIL MEETING

Boulder Town Council Special Meeting

December 19, 2024 6:00 PM

Meeting Minutes

Roll Call and Pledge of Allegiance

- Mayor Drain initiates the roll call, listing attendees including Councilmember Ellis, Councilmember LeFevre, Councilmember Veranth, Councilmember Gardner, and Mayor Drain.

- The Pledge of Allegiance is recited by everyone present.

- Mayor Drain moves to approve the agenda with unanimous consent, which is approved.

- Mayor Drain asks for any conflict of interest disclosures, but no one has anything to disclose.

Public Comments and Ordinance Discussion

- Mayor Drain opens public comments, but no one wishes to speak.

- Discussion on ordinances begins, focusing on the subdivision ordinance with changes highlighted.

- Councilmember LeFevre raises a concern about building permits and irrigation company sign-off, which is confirmed to still be in place.

- Councilmember Ellis and Councilmember Veranth discuss fee language and the need for clarity, with Councilmember Veranth emphasizing the importance of enacting the ordinances.

Adoption of Ordinances

- Mayor Drain suggests adopting the ordinances one by one, with Councilmember Veranth moving to adopt Ordinance 2024-3.

- Councilmember Veranth made a motion to rescind the current chapter 152, in its entirety, and to adopt as ordinance 2024, dash three, the 1213, version of an ordinance regulating the subdivision of lands within the incorporated areas of Boulder Town, Garfield county, state of Utah. Councilmember Lefevre seconded and was approved unanimously.

- Discussion on Ordinance 2024-4, the zoning chapter, with Councilmember Veranth explaining changes and clarifications.

- Councilmember Veranth made a motion to adopt Ordinance 2024-4 the 12.17.24 version of the ordinance to change Boulder Town zoning code chapter 153 to align with recent changes in the Boulder Town subdivision code chapter 152 and Boulder Town Building Code chapter 15, seconded by Councilmember Lefevre, and approved unanimously.

Building and Construction Regulations

- Mayor Drain and Councilmember Veranth discuss Ordinance 2024-5, building and construction regulations.

- Councilmember Ellis mentions removing timelines and referencing the building inspector's duty.

- Councilmember Veranth made a motion to adopt as ordinance 2024-5 the 12.12.24 version of an ordinance to repeal the Boulder Town building regulations, Construction Code, Chapter 151 and to replace it with the attached chapter to align with recent changes in the Boulder Town Subdivision Code Chapter 152. Councilmember Lefevre seconded, approved unanimously.

- - Councilmember Veranth and Councilmember Ellis discuss the need for a resolution to draft an affidavit for subdivision completion.

RSTR Temporary Ordinance Discussion

- Councilmember Veranth brings up the RSTR temporary ordinance, explaining the need for a business license renewal process.

- Councilmember Ellis and Clerk LeFevre express concerns about adding new requirements to the business license process.

- Councilmember Veranth made the motion to schedule the draft ordinance 2025-A for a public hearing and vote on January 2, seconded by Councilmember Lefevre, and approved unanimously.

Fee Schedule and Land Use Fees

- Councilmember Ellis discusses the fee schedule with Erin, highlighting changes and code references.

- Councilmember Veranth suggests a resolution for subdivision application fees, including a \$400 fee and \$70 hourly rate.

- There was discussion to table the fee schedule discussion until the next meeting.

Infrastructure Standards

- Councilmember Veranth presents the infrastructure standards document, explaining its purpose and guidelines.

- Discussion on the applicability of standards for different subdivision sizes, with Councilmember Ellis suggesting a limit of four lots.

- Councilmember Veranth emphasizes the need for professional engineer certification for larger subdivisions.

- - The document is reviewed, with plans to adopt a subset in January and revise as needed.

Budget and Financial Review

- Clerk LeFevre presents the allocation of ARPA funds, explaining the breakdown and remaining balance.

- Discussion on the impact of ARPA funds on the budget, with Councilmember Veranth confirming no need for a budget hearing.

- Councilmember Ellis proposes a \$50 Christmas bonus for employees, which is amended to \$50 and approved.

- Councilmember Ellis made a motion to give the employees a \$50 Christmas bonus. Councilmember Gardner seconded. Approved. Councilmember Ellis, Gardner, Veranth, Drain aye. Councilmember Lefevre no.

Action Items:

- Clerk LeFevre outlines the upcoming agenda for January, including training, conflict of interest forms, and subdivision application review.
- Councilmember Ellis and Councilmember Veranth to clean up the subdivision and zoning ordinances, respectively, and provide final versions to Clerk LeFevre.
- Councilmember Ellis to call Michael and have him draft an affidavit for the end of the subdivision process.
- Councilmember Ellis to put together a resolution for the subdivision application fees and infrastructure design standards to be voted on in January.
- Councilmember Veranth posted a list of concerns about the current RSTR ordinance on the website for feedback.
- Clerk LeFevre to send out information on the annual training and conflict of interest disclosure forms for the January meeting.