

**MINUTES OF TOWN COUNCIL MEETING
TOWN OF SNOWFLAKE
HELD 12/08/2020**

1. CALL TO ORDER/ROLL CALL 6:58 Present: Kerry Ballard, Allison Perkins, Bob Flake, Byron Lewis, Cory Johnson, Greg Brimhall; excused Lynn Johnson; Staff: Brian Richards, Katie Melser, Scott Allen, Ella McAdams, Chief Martin

2. PRAYER/PLEDGE Lewis/Johnson C

3. PROCLAMATIONS AND RECOGNITIONS

none

4. CALL TO PUBLIC:

none

5. CONSENT AGENDA:

A. COUNCIL MINUTES DATED NOVEMBER 3, 2020

B. NOVEMBER CHECK REGISTER

Motion by Flake, 2nd by Johnson C, to approve the Consent Agenda. Motion passed; unanimous with Lynn Johnson absent

6. DISCUSSION/ACTION ITEMS

7. *Motion by Perkins, 2nd by Flake, to move item F before item A. Motion passed; unanimous with Lynn Johnson absent*

F. CONSIDERATION OF SWIMMING POOL RENOVATION

Teresa Harvey presented the progress on the swimming pool and more detailed plans.

Perkins- parking is a concern for the council

Harvey- ADA parking is by the entrance on the street to meet code compliance

Lewis- explain the electrical redo that is a 200 amp with a new 600 amp?

Harvey- needed to run the mechanical equipment that helps with air circulation; depths will be 3 ft. to 5 ft. to 4 ft. which is based on recommendation of the consultants

Motion by Lewis, 2nd by Perkins, to approve swimming pool renovation plan, budget, and payments made to date. Motion passed; unanimous with Lynn Johnson absent

A. CONSIDERATION OF 1ST READING OF ORDINANCE 2020-06, REZONE OF PARCEL NUMBER 202-17-011C FROM R-2 TO RT/MF, BY TITLE ONLY.

Scott Allen presented the item, the recommendation from P & Z was to not approve the request.

Dave Washburn- reason he purchased property in Snowflake is because his daughter lives here and he thought they would be interested in getting into the development business. This piece of dirt is a perfect transition property between the swap meet and furniture store and the residential area there. 10 houses and/or a small apartment complex. This property is part of a growth area in the comprehensive plan. Seems it would be the least offensive to be multi-family. In the P&Z meeting Reid Stinnett said that this is the perfect location for multi-family housing, but he voted against it.

Doug Brimhall- he's the engineer on this development. Once there is assurance that the zoning will allow for the development, they can begin to find out how much infrastructure it will take to make it able to build. Can figure out what to do to make the infrastructure adequate, but it doesn't make sense to do the study without having the zoning change in place.

"TJ" Taylor Flake- lives in the neighborhood, long term families, not transient which is what multi-family would be. His grandfather donated land, and it wasn't for a developer. None of the neighbors will provide access through their property, which leaves only Belly Button Ln. The comprehensive

plan shows many things that won't happen in our lifetime. We see this as irrigated pasture, not a piece of dirt. Is our town goal to have lots of multi-family, or to have homes?

Greg Gardner- Owns the 2.36 acres directly next to Mr. Washburn's parcel. Our community is irrigated farms, a small community with nice homes. Mr. Washburn's plan for density level and multi-family is not what that ground is for. He hasn't spoken anything about what the real price point will be. Developers that have done this before, they put the land in contingency on rezoning, and that makes sense, but that's not what he did. That doesn't fit what they Flake family built there for.

Bruce Packard- If they bring these 24 families in on 3 acres, that could be 100 kids and at least 50 more cars. Are you going to make a traffic signal there? There will be trouble with his animals if there are that many people.

Galen Flake- looked it over and he's been the longest continuous resident in the neighborhood. Given many easements to the town, and the rest down there is private property. If you get 24 more family on that little street it will be a problem.

Perkins- All for development, we have the need for housing and rentals. She owns rentals, but they were already zoned multi-family. The value of irrigated land is big here. There are other areas available but wouldn't recommend doing it there.

Lewis- what is the density you're looking for?

Washburn- 20 families

Lewis- any discussion for expanding the road or other access

Washburn- haven't talked to anybody else for access and they'd have to look at the site plan

Johnson C- Appreciate you coming to town, we need affordable housing in our community. Doesn't feel this area is ideal for that type of development.

Washburn- what do you think they had in mind for the comprehensive plan if they are calling it a growth area?

Ballard- lives on a street that is one access, and he has the same problem getting on the highway turning left. If there were to be development down his road, he wouldn't be for it without that being figured out first. There's a real problem just with that.

Motion by Johnson C, 2nd by Perkins, to deny rezone request for parcel # 202-17-011C from R-2 to RT/MF. Motion passed; unanimous with Lynn Johnson absent

B. CONSIDERATION OF 1ST READING OF ORDINANCE 2020-07, REZONE OF PARCEL NUMBER 202-39-002N FROM AG TO R1-A, BY TITLE ONLY.

Scott Allen presented the item, the recommendation from P & Z was to not approve the request.

The council did not have questions about the recommendation from the P & Z and the property owner was not present for questions or a statement.

Motion by Flake, 2nd by Brimhall, to deny rezone request for parcel # 202-39-002N from AG to R1-A. Motion passed; unanimous with Lynn Johnson absent

C. CONSIDERATION OF SPECIAL USE PERMIT FOR PARCEL NUMBER 202-07-032 TO CONSTRUCT A GARAGE/POOL HOUSE TO LIVE IN WHILE CONSTRUCTING PRIMARY RESIDENCE.

Scott Allen presented the item, the recommendation from P & Z was to approve the request.

There is plenty of land for this request to happen without issue.

Motion by Lewis, 2nd by Flake, to approve Special Use Permit for parcel # 202-07-032 to construct a garage/pool house to live in while constructing primary residence. Motion passed; unanimous with Lynn Johnson absent

D. CONSIDERATION OF VARIANCE REQUEST FOR PARCEL NUMBER 202-19-118 TO ENCROACH THE REAR SETBACK OF PROPERTY

Scott Allen presented the item, the recommendation from P & Z was to approve the request.

Johnson- is there an issue with APS or is it just our town code?

Allen- APS just needs a 10 ft. easement, we are only dealing with our own code on this.

Motion by Johnson C, 2nd by Lewis, to approve Variance request for parcel # 202-19-118 to encroach the rear setback of property. Motion passed; unanimous with Lynn Johnson absent

E. CONSIDERATION OF SPECIAL USE PERMIT FOR PARCEL NUMBER 202-11-368 TO CONSTRUCT A 500 SQ. FT. SECOND RESIDENCE

Scott Allen presented the item, the recommendation from P & Z was to approve the request.

Amy Wiens- would like to take care of her mom and this is how she see's to do it

Lewis- glad to see family taking care of each other

Motion by Brimhall, 2nd by Johnson C, to approve Special Use Permit for parcel # 202-11-368 to construct a 500 sq. ft. second residence. Motion passed; unanimous with Lynn Johnson absent

F. CONSIDERATION AND POSSIBLE ADOPTION OF A RESOLUTION APPROVING THE SALE AND EXECUTION AND DELIVERY OF AN EXCISE TAX REVENUE OBLIGATION, SERIES 2020, EVIDENCING ALL OF THE INTERESTS OF THE HOLDER THEREOF IN A PURCHASE AGREEMENT FROM THE TOWN; APPROVING THE FORM AND AUTHORIZING THE EXECUTION AND DELIVERY OF SUCH PURCHASE AGREEMENT AND OTHER NECESSARY AGREEMENTS FOR SUCH SALE; DELEGATING AUTHORITY TO DETERMINE CERTAIN MATTERS AND TERMS WITH RESPECT TO THE FOREGOING AND DECLARING AN EMERGENCY

Brian presented what this financing would mean, the total amount is \$3 million, 2.3 million for the pool and 700,000 for water improvements, at 1.92% interest.

This is based on what we collect now, not what we may get in the future.

Johnson- I thought we have cash on hand, why are we going for so much?

Brian- it is wise to conserve our cash rather than spend it on these projects

Motion by Lewis, 2nd by Flake, to approve Resolution 2020-13, as presented. Motion passed; unanimous with Lynn Johnson absent

G. CONSIDERATION OF RESOLUTION 2020-14 ADOPTING RESULTS OF GENERAL ELECTION HELD NOVEMBER 3, 2020

Katie Melser read the results from the General Election, showing that Allison Perkins was elected with at least 50% of the vote.

Motion by Johnson C, 2nd by Brimhall, to approve Resolution 2020-14, adopting results of General Election held November 3, 2020. Motion passed; unanimous with Lynn Johnson absent

H. SWEARING IN CEREMONY FOR NEWLY ELECTED COUNCIL MEMBERS

The elected council members were sworn in by Judge Fred Peterson for their new terms.

8. COUNCIL MEMBER REPORTS

Lewis- Go Lobos, take state in football. Shout out for law enforcement and for the library.

Ballard- Senior Center will not be having a Christmas dinner for us to serve; Robb Hatch and the town coordinated to get a van for the Senior Center; Gene Kelly, a long-time council member passed away; Curtis Winder passed away, he worked for the town for a long time and is a long time resident on the community.

9. ADJOURNMENT