

**MINUTES OF TOWN COUNCIL MEETING  
TOWN OF SNOWFLAKE  
HELD 11/02/2021**

- 1. CALL TO ORDER/ROLL CALL at 7:00: Kerry Ballard, Bob Flake, Lynn Johnson, Byron Lewis, Cory Johnson, Greg Brimhall; excused Allison Perkins; Staff: Brian Richards, Katie Melser, Joe Jarvis, Chief Martin, Chief Nelson, Ella McAdams**
- 2. PRAYER/PLEDGE Lewis/Johnson L**
- 3. PROCLAMATIONS AND RECOGNITIONS**
- 4. CALL TO PUBLIC: none**
- 5. CONSENT AGENDA:**

- A. COUNCIL MINUTES DATED OCTOBER 5, 2021
- B. COUNCIL WORKSESSION MINUTES DATED OCTOBER 26, 2021
- C. OCTOBER CHECK REGISTER
- D. PD STATISTICS REPORT

*Motion by Ballard, 2nd by Flake, to approve the Consent Agenda. Motion passed; unanimous with Perkins absent*

**6. DISCUSSION/ACTION ITEMS**

- A. ZONING CHANGE: 202-10-057 & 046B: JAYMESON WILCOCK: FROM RESIDENTIAL TO MULTI-FAMILY SO THAT MULTI-FAMILY DWELLINGS CAN BE CONSTRUCTED

Joe Jarvis presented the item to council. Proper notice was provided to surrounding parcels and the public. Staff reviewed the request and considered this rezone to be appropriate to the surrounding zoning in the area. Planning and Zoning Commission and staff recommends the rezone of the parcels.

Johnson, L- so because of the current zoning being R-45, by changing it to multi-family it would only be allowing 4 additional units to be constructed?

Jarvis- Yes, along with allowing for greater oversight by the council by requiring a developmental review.

Lewis- what is the situation with the sewer?

Jarvis- the developer was informed that they would be required to get the sewer to our lines, which the developer has agreed to and provided plans for.

Lewis-parking, how will this and traffic effect the area

Jarvis- part of the development review process will include parking regulations which they will have to follow; residents were concerned

Lewis- will there be adequate turn around space for emergency service vehicles?

Martin- no issue with the police vehicles

Nelson- not been addressed with fire since no plans have been given yet

Preston Webb (Mr. Wilcock's partner)- anxious to have the opportunity to bring value to the area by putting quality housing there; when something nice is in the neighborhood others are inspired to do the same; would like to provide 3 bedroom units, two stories so there is more land-space available; there is a large demand for housing in this community; if everything goes as planned they would like to construct 12 units. Would like to get about \$1600 per unit.

Lewis- not going to be low-income property, and it will be kept and maintained?

Webb- definitely, he lives in the area and would like it to look nice

Webb- it is largely surrounded by vacant land; having a structure as this is proposed, it is inviting to good families, and it can stand as an example for what our community can have. It wouldn't make sense if there wasn't the demand for it; believes the surrounding properties

Dennis Keasler- 2 blocks from this property; sees this as a need for the community and has considered providing something similar; Preston Webb is a good individual and is honest and trustworthy. Believes that this will enhance the area. Waiting list of 82 people for Putter's Paradise, there are very few places for people to rent, the community has this need.

Alan LeSueur- lives a block from this property; spent hours in his neighbor's homes and provided a petition asking for the zoning to remain the same; this will create a big traffic problem; know that multi-family zoning is needed, but as indicated earlier, there is already multi-family available; issues with the Peterson apartments that are already in the neighborhood; do not want this rezoning.

**NOTE:** Because the reading was not passed by a majority plus 1, the subsequent ordinance approval is not valid, and the item will need to be read a second time at the next council meeting before it can be formally approved.

***Motion by Johnson C, 2nd by Brimhall, to approve first reading of Ordinance 2021-12, rezone. Motion passed; Brimhall, Johnson C, Flake, Ballard in favor with Johnson L and Lewis opposed and Perkins absent***

***Motion by Johnson C, 2nd by Brimhall, to approve Ordinance 2021-12, rezone. Motion passed; Brimhall, Johnson C, Flake, Ballard in favor with Johnson L and Lewis opposed and Perkins absent***

**B. SPECIAL USE PERMIT: 202-13-084E: INSTALLING A SINGLE WIDE ON THE AG PARCEL:  
OLSON**

Joe Jarvis presented the item to the council, the request is allowed by town code on this property with a special use permit.

They already own the single wide, however, if the council wouldn't want the single wide they would ask for a site built secondary structure to be approved.

Johnson C- would not like to allow single wides in the area

***Motion by Johnson C, 2nd by Lewis, to approve Special Use Permit for a site built secondary structure. Motion passed; unanimous with Perkins absent***

**C. VARIANCE: 202-39-001K: JIM & KATE CHRISTIANSEN: AUTHORIZE A PROPERTY SPLIT**

Joe Jarvis presented the item to the council, Planning and Zoning Commission recommends approval  
Brimhall- on the splits, thought there was only allowed to be 3 splits?

Joe- they can split it more times, but they would have to make improvements to the area because of the subdivision rules; they are asking for a variance to avoid the development improvements and because they are asking for smaller than 5 acres.

Christiansen's- realize they're in a gray area on this, but hope to split these off to sell to help develop their own home and property

***Motion by Johnson L, 2nd by Lewis, to approve Variance authorizing a property split. Motion passed; unanimous with Perkins absent***

**D. NOTICE OF INTENT- CHANGES TO THE TAX CODE RATES AND LANGUAGE**

Brian- Taylor has established a notice of intent to raise their sales tax from 2% to 3%. It has been about a year since we had a joint meeting to discuss this, and it is time to start the process. He presented numbers from other communities.

Lewis- to be clear, a notice of intent doesn't raise the tax, it simply notifies the public of a public hearing regarding the intent to raise the tax

***Motion by Ballard, 2nd by Johnson L, to approve Notice of Intent- changes to the tax code and language. Motion passed; unanimous with Perkins absent***

**E. ORDINANCE 2021-10 TO INCREASE THE SPENDING AUTHORITY OF THE  
PURCHASING AGENT**

Joe presented the details of raising the spending limit from \$15,000 to \$50,000

Flake- these are monies that are already approved in the general budget anyway, right?

***Motion by Johnson C, 2nd by Brimhall, to approve first reading of Ordinance 2021-10, to increase the spending authority of the purchasing agent. Motion passed; unanimous with Perkins absent***

***Motion by Ballard, 2nd by Johnson L, to approve Ordinance 2021-10, to increase the spending authority of the purchasing agent. Motion passed; unanimous with Perkins absent***

F. ORDINANCE 2021-11 TO DEFINE GARBAGE CONTAINER AND NUISANCES  
PERTAINING TO GARBAGE CONTAINERS

Joe- there is a concern that dumpsters are being placed in the town's right of way, sometimes damaging our roads and/or blocking traffic. This would

Ballard- why not just talk to the trash companies about this?

Jarvis- we could absolutely do that

Flake- have we had any conversation with the trash companies about this? not this in particular

Lewis- good idea to hold the property owner and the waste company both liable

***Motion by Lewis, 2nd by Johnson C, to approve first reading of Ordinance 2021-11, pertaining to garbage containers. Motion passed; unanimous with Perkins absent***

***Motion by Flake, 2nd by Ballard, to approve Ordinance 2021-11, pertaining to garbage containers. Motion passed; unanimous with Perkins absent***

G. GOLF COURSE EQUIPMENT PURCHASE

Brian- for 17 years the golf course didn't purchase equipment because an excellent mechanic was employed that kept things running; we have received quotes and staff recommends purchasing from the Stotz Equipment dealer

***Motion by Brimhall, 2nd by Flake, to approve golf course equipment purchase, as presented. Motion passed; unanimous with Perkins absent***

H. INSTALLATION OF 4-WAY STOPS IN TOWN

Chief Martin presented proposed 4 way stops in town; officers have been patrolling, speed trailers have been placed there to try and slow traffic down; a more permanent solution would be to try to break up traffic flow by using 4 way stops.

Johnson, L- would you be able to do this in other areas?

Martin- these are all residential streets; this would be very appropriate in those areas.

Lewis- is this going to make it safer and make your job easier?

Martin- yes

Brimhall- will it cause issues with the couple of proposed spots that are on a downslope?

Martin- that is why it will need to be clearly marked, but people should be able to adjust.

Johnson, L- did you look into speed bumps?

Martin- when he brings it up the biggest concern has been during winter months, plowing for snow; they are useful, but people often don't slow down for speed bumps.

***Motion by Lewis, 2nd by Ballard, to approve installation of 4-way stops in town, as presented. Motion passed; unanimous with Perkins absent***

7. COUNCIL MEMBER REPORTS -

Johnson L- Many thanks to Ella McAdams for the transformation at the library; thanks to the police, it is a rough time for police officers right now and our officers are doing a fantastic job;

Brimhall- thanks for getting the entrance at Country Club cleaned up; glad our community has activities for our youth

Lewis- Chamber of Commerce Monster Bash was a great event; phenomenal transformation at the library

Flake- congrats to our school teams that are so competitive and doing so well in state playoffs

Ballard- thanks to Ella for the work she's done and appreciate the tribute to Cathie naming the kid's room after her; Community Value's Committee is doing a food drive

**8. MANAGER'S REPORT**

Thanks to Ella for a good job at the library, still a lot to do and it's going to be great. Started 60 day review for our General Plan; lots of capital projects going on around town, the new pool timeframe for opening is hopefully May, but there have been many obstacles pushing the timeline back.

**9. ADJOURNMENT 8:34pm**