

**MINUTES OF TOWN COUNCIL MEETING
TOWN OF SNOWFLAKE
HELD 04/01/2025**

1. **CALL TO ORDER/ROLL CALL** Present: Byron Lewis, Reid Stinnett, Travis Kay, Mark Sheen, Cory Johnson, Greg Brimhall; Excused: Joe Bjornn; Staff: Brian Richards, Katie Melser, Ella McAdams, Chief Martin, Chief Nelson, Justin Kriter
2. **PRAYER/PLEDGE** Sheen/Kay
3. **PROCLAMATIONS AND RECOGNITIONS**

KERRY BALLARD ARBOR DAY

First year we are proclaiming Arbor Day as Kerry Ballard Arbor Day, in his honor;
required for Tree City designation

NATIONAL LIBRARY WEEK

The Library Director, Ella McAdams, read the proclamation to spotlight the
library and its usefulness and critical place in our community

FAIR HOUSING MONTH

Required for NACOG funding

4. **CALL TO PUBLIC:**

Lowry Flake- suggest that the council consider a proclamation of fasting for rain to ease the drought our area is under

Jack Babb- representative of the beekeepers of the white mountains of Arizona; as beekeepers, we are always looking for sustainable ways to keep the bees happy and productive; they have a Facebook group and website, wmbeekeepers.org; they meet monthly to learn and ask questions

Louise Liggett- protocol for unexpected events: what are we going to do if we see an alien, FBI, ICE, Police, can we shoot them? Would especially like to know on this today, April 1st

Danielle Elkins- bring attention to new process we have in the cemetery; about a year ago a sign was posted that there is a quarterly clean-up; can it be agendized to discuss the schedule; there are those that don't live in town to replace flowers every 3 months; consideration of a total clean-up every May instead of quarterly

Marie Caldwell- want to thank council and staff for service to community; especially thankful for the care taken at the cemetery; place on the agenda to readdress the cemetery clean-up policy; every 3 months is excessive; May is a great month for complete clean-up, but the rest of the months could be for removing dead flowers and items that have blown around; items that do not impede the mowers should be left alone; when everything gets cleared, people feel violated

Julie Hensley- here on the subject of the cemetery; have had decorations up that get changed every month; in a short span, everything was missing, even items that are on the headstone that don't impede the mower; would like to figure out a better solution than taking everything so often

Mayor Lewis commented that he would meet with people to come to a solution for the cemetery

5. **CONSENT AGENDA:**

- A. COUNCIL MINUTES DATED MARCH 4, 2024
- B. MARCH CHECK REGISTER
- C. PURCHASE OF USED DUMP TRUCK

D. REPLACE ROOF AT GOLF COURSE CLUBHOUSE

E. FINANCIAL REPORT

Motion by Johnson, 2nd by Stinnett to approve the Consent Agenda. Motion passed; unanimous with Bjornn absent

6. DISCUSSION/ACTION ITEMS

A. LIGHT THE WORLD: GIVING MACHINE UPDATE

Jason Whiting: thank you for your partnership with the Light the World: Giving Machine; this brings our communities together. People come from all areas to participate. He met a couple from Whiteriver who came to see what it was all about. 100% of the donations go to the charities, nothing is kept for administrative purposes. The 3 local charities this year were White Mountain Safe House, Heber-Overgaard Food Bank, 3-E Snacks. Presented a video providing information on the giving machine and its impact. Check presentation ceremony for 3-E Snacks in the amount of \$29,075.

Kayley Willis- thank you for helping bring this to our community. This is a big deal; it brings our communities together.

Lewis- we're the ones who are grateful for you! Thank you!

B. LIBRARY REPORT

Provided a snapshot of annual statistics including 52,287 library visits, 526 new library card issuance; these stats show the growth we are experiencing and the value a library has in the community. When all upgrades are completed an open house will be provided to showcase the improvements. It would be difficult to have programs without interdepartmental support. Looking forward to the parking lot being paved and striped, and a fire lane. Looking forward to the summer reading program. Couldn't do this without support of council and staff, especially Troy Towell in the maintenance department. Fortunate to work in a town where departments work together for the good of the community. Each organization they work with brings critical assistance to community members. Program information is available on the website and social media.

C. ORDINANCE 2025-04: RESIDENTIAL RESERVE OVERLAY FOR A PORTION OF WEST GARDENS

Motion by Johnson, 2nd by Lewis to table this item to the May meeting. Motion passed; unanimous with Bjornn absent

D. TENTATIVE MAP: AUTUMN HARVEST

Doug Brimhall- proposing a 9-lot subdivision for his children and his own home, each lot is just over an acre; asked for variance from certain town codes; once there is tentative plat approval you work toward the final plat approval; focus is on his own house and 2 of his children constructing a home in the near future. Would like to get the tentative plat approval to move forward with utility improvements; with the tentative plat approval he could submit plans to other agencies for utility improvements; can't improve the roads right now, but would be willing to have a stipulation that it must be paved before the 4th lot is developed; here to see what agreement can be reached and move forward with his own construction; have detention ponds in place to help with water drainage;

Sheen- what are the actual variance requests? Found on the cover sheet; Brimhall explained his need for the 9 proposed variance requests.

Kay- this is meant to be a private compound; see this differently than a retail subdivision where he won't be selling these lots for profit

Sheen- these variance all relate to the roadway, accepting the fencing variance

Brimhall- in no way will the town be responsible for roadway improvements or maintenance; would ask for the town to accept water lines for maintenance

Stinnett- the reason that this is being requested is because of our code on subdivisions when splitting more than allowed; not seeing that you are not ever wanting to do these, just not right now because there are other costs that he needs to proceed with first

Sheen- 1,2,6,7,9 are very reasonable; 3,4,5; before a building permit is requested for the 4th lot the roadway will be improved; 4 and 5 compound together, where if there is a fire will there be difficulty maneuvering

into and out of your subdivision?

Brimhall- has chosen to run an 8 inch water line to have

Kay- it is common to have longer cul-de-sacs even though our own town code doesn't reflect that

Brimhall- they don't want them so long to avoid high density?

Doug- typically, yes

Johnson-

Doug- can split 3 times; asking for 3 buildable lots, starting with lot 1, 5, and 6, leaving 2,3,4,7,8,9 and the other roadways;

Cory- why don't you just split it into 3 pieces right now?

Doug- would like to keep them at the size proposed so that any loans acquired aren't encumbered by the larger lot size.

Chief Nelson- don't have enough involvement to have a strong opinion; believes that Mr. Brimhall has a great understanding of the code

Bruce Meyer- Mr. Krier indicated to them that it is not acceptable from a fire fighting standpoint;

Kay- if this was a retail subdivision, would agree; since it is private

Stinnett- if there is an emergency services situation, there needs to be

Meyer- requested wider roads and utilities to the easements, not under the road

Doug- no longer interested in on-street parking

More on the recording at ~1 hour 15 minutes

Josh Cadwell- this has been proposed as a private subdivision, for now or for a few generations, but what about later?

Doug- don't understand what the issue, lots of thought has gone into this and

Kay- the pavement is really the biggest hang up here; he's not trying to skate corners

Brian- minimum roadway width with no on street parking is 26 feet, he has 30 feet of roadway on the plans;

Meyer- have to have 26 feet, but no parking signs have to be installed; beautiful job, just needs a few tweaks; start with lot #1;

Kay- a challenge is making sure the utilities get put in at the same time by approving; he's made the extra effort to make this

Motion by Sheen to approve the tentative plat, 1, 2, 3 (before building 4th structure the roadway is paved in a manner that satisfies town code), 4 (no on-street parking), 5, 6, 7, 8, 9.

Lewis; approved

Motion by Sheen, 2nd by Lewis to approve the tentative plat and the variances 1, 2, 5, 6, 7, 8, and 9, with conditions on variance 3 that before building the 4th structure, the roadway is paved in a manner that satisfies town code, and conditions on variance 4 that there is no on-street parking. Motion passed; unanimous with Bjornn absent

E. TENTATIVE MAP: FRONTIER VILLAGE

Cory Johnson recused himself from this item

Joseph Holland- asking for 3 short cul-de-sacs, proposing to cut the median to allow for turning; proposed drainage retention ponds that direct water to the underground drainage along Frontier Parkway; not going to sell the lots, will build out the homes themselves; other details explained

Kay- is this similar to the project in Taylor on Highland Circle?

Holland- yes, it will be very similar

Stinnett- what are the variance requests

Holland- variance requests laid out in the tentative map request (include in minutes)

Kay- good utilization of the space; starter homes that we need more of in town

Sheen- why no streetlights?

Holland- personally, don't like the street lights, wouldn't want them lit all night long; it is fairly close; not a financial reason

Meyer- no curb and sidewalk make it hard to have streetlights; each individual can light it as they choose

Sheen- willing to put up no-parking signs? Holland- yes

Sheen- who is paying for the median amendment?

Holland- us, the developer

Motion by Kay, 2nd by Lewis to approve the tentative map and all variances. Motion passed; unanimous with Bjornn absent and Johnson recused

F. VARIANCE: 658 W REIDHEAD AVE: CLIFFORD: PLACE A GARAGE IN THE FRONT YARD

Maxwell- the placement of the house necessitates a variance to place any other structure

Motion by Lewis, 2nd by Stinnett to approve variance as presented. Motion passed; unanimous with Bjornn absent

G. ORDINANCE 2025-03: TEXT AMENDMENTS OF TOWN CODE

We've discussed this, as has P&Z; takes care of secondary dwellings and kitchens, etc. This is the first step, but we need to define some things.

Brian- in all residential zones, you are allowed to do a secondary structure without a special use permit

Stinnett- as well as secondary kitchens

Meyer- it will be referred to as an additional kitchen

Kay- define multi-family vs multi-generational

Motion by Stinnett, 2nd by Lewis to read Ordinance 2025-03 one time, by title only. Motion passed; unanimous with Bjornn absent

Motion by Lewis, 2nd by Sheen to approve Ordinance 2025-03. Motion passed; unanimous with Bjornn absent

H. RESOLUTION 2025-02 E. 7TH SOUTH ST CAPITAL IMPROVEMENT PROJECT

Brian- this is not completely designed, property exchange still needs to happen with APS

Motion by Kay, 2nd by Brimhall to approve Resolution 2025-02, capital improvement project. Motion passed; unanimous with Bjornn absent

I. RESOLUTION 2025-03 PORTER RD AND 7TH SOUTH ST CAPITAL IMPROVEMENT PROJECT

Motion by Sheen, 2nd by Kay to approve Resolution 2025-03, capital improvement project. Motion passed; unanimous with Bjornn absent

7. COUNCIL MEMBER REPORTS

Stinnett- love the community and that we had so many participants tonight; we are represented by multiple departments; spent time at the senior center and encourage everyone to get to know what they have to offer

Kay- go support your Lobo spring sports

Sheen- The library looks amazing, your building finally matches the great work that you're doing inside

Lewis- Rigley Solomon going to hoopshoot; sidewalk is finished, talked with the Chamber of Commerce about having a ribbon cutting ceremony; Lobos doing well in spring sports; April 15th designated as a special day of fasting and thanksgiving for moisture; thank Katie; thanks Brian for keeping us on track;

8. MANAGER'S REPORT

Recognize the library and staff for a great job

9. ADJOURNMENT – 8:52