

**MINUTES OF TOWN COUNCIL WORKSESSION  
TOWN OF SNOWFLAKE  
HELD 09/02/2025**

**1. CALL TO ORDER/ROLL CALL 5:06; Council: Byron Lewis, Travis Kay, Mark Sheen, Joe Bjornn, Greg Brimhall; Staff: Brian Richards, Katie Melser, P&Z Commissioner Bruce Meyer**

**2. DISCUSSION ITEMS**

- A. Discussion pertaining to the Town acquiring and additional approximately 71 acres of real property adjacent to the bike park in exchange for the Town's installation of infrastructure in that vicinity.

Tyler Slade is in attendance for this discussion.

Brian presented a map with the proposed properties that are part of the discussion. He pointed out that Rodeo Rd. is the only road that currently goes through to Hwy 77 from Centennial Blvd. As we develop, it makes sense that there will be a roundabout at the intersection of Centennial and Rodeo. We have about 230 acres in the "bike park" area. They propose donating about 45 acres to the town and an 80 ft. ROW. J-P Cattle Co. is proposing to donate a ROW that will hook up with existing easements toward the ROW from the Slades, from 18 S.

Council discussed a future plan for improving and connecting McLaws to 18 S, where we would make a parking area between Rodeo Rd. and 18 S.; right now the plan would be to focus on Rodeo Rd.

Brian- We already have the 80 ft. ROW from Rodeo Rd. through Centennial Rd. to the east.

Kay- budgetarily, should we consider doing one this year and one next year?

Brian- we can wait on Rodeo because it isn't needed yet; for the McLaws ROW, we need all the legal descriptions written and described before we can proceed with that.

Lewis- can McLaws be done this year? Brian- yes

Brimhall- if we tried to do Rodeo and we aren't ready to use it, it just invites nuisances, like kids driving out there and causing damage

Lewis- we're getting a benefit on the land, so the return for that is equitable and we have an easy win to finish this part of the project

Kay- you just need guidance on getting started?

Brian- contact a surveyor, get the easement to the bike park, and we may need the attorney to produce documents for the property owners.

Slade- if we can get a fence up, it will help with trespassers coming in the area

Bruce Meyer- don't pave before you know where the storm water is going

Kay- Tyler mentioned the gates, can we get those removed?

Sheen- who owns the lock to the gate? Dale Toone, it seems like he wants to deter the traffic that's going that way; if it is already a road that is in place, Slade's should be able to use it.

- B. Discussion pertaining to the Residential Reserve Overlay in the West Garden subdivision area.

Kay- can you help us understand the sections that were initially created? We've already adopted this in the other sections, so we should just get the notifications done and hear it as soon as possible, in one go instead of breaking it up in two more sections.

Lewis- do our best to notify the residents; we can put it on Facebook and the website and that should be above and beyond the normal process for notifying.

Meyer- agree that it doesn't need to go back through Planning and Zoning; we discussed all four sections  
Sheen- all of it is a balance between personal property rights and the community; when 96% of the people are in favor, that sounds like the will of the people

Lewis- when they bought those lots, they had expectations already from the CCRs.

C. Discussion pertaining to the Snowflake Municipal Golf course and patrons' interactions with golf course residents.

Lewis- had 10 different property owners with concerns about golfers crossing their property lines, damaging property, being belligerent, and it is becoming a bit of a problem. Some of the property owners have put no trespassing signs, property line indicators; the town/course could put up some barricades.

Brimhall- some people don't want fences, some of them want just open space; since it is a town course, maybe we would look at the town enforce CCRs since the original developer is no longer around.

Brian- on certain holes, we can put up short "fences" to keep carts from traveling off the cart path or fairway

Meyer- you could adopt the language of the CCR to the code

Brian- we haven't stopped anyone from building their fence

Sheen- if you hear about people wanting to put fences up, let them know that we aren't stopping people from doing that.

Lewis- should we consider banning golfers that get complaints from homeowners? Whose discretion would it be?

Sheen- let people know about being able to build fences on their property line; put up a billboard type sign that shows the rules

**3. ADJOURNMENT 6:05 pm**