

MINUTES OF TOWN COUNCIL

TOWN OF SNOWFLAKE

HELD 08/05/2025

1. **CALL TO ORDER/ROLL CALL** at 7:00 PM; Greg Brimhall, Cory Johnson, Byron Lewis, Mark Sheen, Reid Stinnett, Travis Kay; Staff: Brian Richards, Katie Melser, Mike Rogers, Gary Fenstermaker, Ella McAdams, Willie Nelson

2. **PRAAYER/PLEDGE** Johnson/Brimhall

3. **PROCLAMATIONS AND RECOGNITIONS** none

4. **CALL TO PUBLIC:**

Angie Daniel- live near LDS temple; the lot intended for a town yard; appreciate the effort council members have taken to try to help with this issue; homeowners in the neighborhood have signed a petition; this is a terrible location for the town yard. Ask for construction to be stopped and the item be placed on a future agenda.

Gary Fenstermaker- for your consideration: the tentative plat for highland was just approved without sidewalk, without curb and gutter; there's a lot of other people around town that don't have sidewalks either and have been waiting for over 20 years. Improvements that are in the code should be remembered to help residents.

John Williams- problem with the rodeo, this year it was really under control with the limited tickets, etc. There are a few changes we need to make; concerned about who would be liable if one of the kids got kicked that likes to hang over the fencing; would like to make it safer.

Dan K- flooding issue at 2279 W Heritage Dr.; water was running through his backyard in July 2024; the builder refuses to fix the problem; also affected other lots south; would like it fixed so it doesn't happen again.

5. **CONSENT AGENDA:**

All items listed below are considered routine. Consent agenda is considered a single item and may be approved by a single motion. Any single item removed from the Consent Agenda at the request of the Council may be considered as a separate item.

- A. COUNCIL MINUTES DATED JULY 1, 2025
- B. COUNCIL WORKSESSION MINUTES DATED JULY 1, 2025
- C. JULY CHECK REGISTER
- D. RESOLUTION 2025-10: IGA FOR DISPATCHING SERVICES

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

6. **PUBLIC HEARING**

- A. ZONING CHANGE REQUEST: 202-52-001 thru 6 (RIMROCK VIEW ESTATES) {BRIMHALL}

Motion by Sheen, 2nd by Johnson to open the public hearing. Motion passed; unanimous with Bjornn absent

Linda Rasmussen- she wanted to raise her family in this location, based on the character and integrity of the neighborhood would be protected; this directly threatens the foundation of what this neighborhood was built upon; concerned about the decline of property values;

Jared Eams- it is important that we keep the same type of culture with the same beautiful homes in the neighborhood; it is not convenient or friendly to construct multifamily homes when it is not in the same mindset for the single-family home neighborhood; need respect for the current culture of the neighborhood.

Jonni Holland- chose the area because a great deal of money had been used to develop a beautiful area;

agree with the problems stated by Mrs. Rasmussen; would like to keep her home value and apartments would devalue her property, as well as the whole neighborhood; this is not good for the neighborhood

Gary Burgess- long time resident of over 50 years; chose this area based on what he saw and what he was told was going to be developed; apartments is not what he signed up for, he would have chosen some place else if there was a chance for apartments to come; fear that there would be property going down and his value would go down; zoned for houses, keep it zoned for houses

Tom Pippett- agree with everything that has already been said for this neighborhood; please keep it zoned for houses

Jodie- we care and show ownership; agree with the neighbors that have already spoken; want to keep the value of the neighborhood.

Motion by Johnson, 2nd by Lewis to close the public hearing. Motion passed; unanimous with Bjornn absent

7. DISCUSSION/ACTION ITEMS

- A. ORDINANCE 2025-08: ZONING CHANGE REQUEST: 202-52-001 thru 6 (RIMROCK VIEW ESTATES) {BRIMHALL}

Brimhall recused himself for this item due to family relationship

Brian- Mr. Brimhall with the property is here

Kirk Brimhall- thank you for this opportunity; I hear concerns loud and clear; this is backed by additional property that is heavy industrial zoning; nobody wants these lots because of the heavy industrial zoning; the idea of multifamily residential that the owner has to live on site to get the mortgage came up; if this was approved, the landscaping would not be disturbed and more landscaping would be added; making sure everything is separated from the proposed rezoning; would like driveways and garages on the east side to keep the frontage of the road to look nice; know the concerns; Holland had received permission to build smaller homes in the area; trying to make a buffer with the heavy industrial zone and come up with a nice development that will be good for the neighborhood; is it really high density, or is it just an expanded bigger home?

Sheen- you also own the heavy industrial land? Yes ; Do you have plans to ask for a rezone of that in the future?

Kirk Brimhall- At least a year away, trying to rearrange the property to make it more valuable; there will be more traffic, but round-a-bouts are designed to help with traffic; tentative plans for future commercial on the west side; bringing Centennial Blvd. straight through will help bring traffic off of Frontier Parkway;

Sheen- want to stress that it is his opinion that we need more high-density housing for smaller families

Lewis- as part of the mortgage deal for these owners, they have to live on site? Would you place this in the CCR?

K Brimhall- that's why we're here, we want to keep the neighborhood safe

Kay- you can get a mortgage for up to 4 units, but you don't have to build 4 units; we need this type of housing, whether or not this is the correct location; to your point, it is industrial behind it

Johnson- we need apartments, don't feel this is necessarily the location for them; in the heavy industrial behind these would be more appropriate

Sheen- been trying to empower the P&Z to make these decisions; would love to see this done

K Brimhall- now you know the plans he has for the property, would like to formally withdraw the request

B. PIONEER DAYS COMMITTEE WRAP UP

Blake and April Brimhall- will be in charge next year of the celebration again; would like to thank staff, and thank Charlotte with the Chamber, she is incredible; heard lots of good feedback. Want to tell the town thank you for your efforts. Privilege to be in this position and have a great learning experience. Appreciate the support, looking forward to another great year.

Lewis- shared his mom's journal about the celebration; thank you for continuing the legacy

C. TENTATIVE MAP: ASCENT AT RED SKY

Brian- this went to P&Z and received approval with some variance requests; the variances that are requested have been recommended for approval by the P&Z; approved by Captain Kriter with the fire department; the drainage report is excellent;

Meyer- this is one of the nicest plot maps that has been presented; still putting utilities in the middle of the street, would like to see them in utility easements; this fits with having smaller lots for higher density

Stinnett- this has been an ongoing project and this is finally addressing all of the issues the planning and zoning previously had with the project

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

D. CONSIDERATION OF STRATEGIC WATER LINE EXTENSION PARTNERSHIP

Motion by Sheen, 2nd by Lewis to table this item. Motion passed; unanimous with Bjornn absent

COUNCIL MEMBER REPORTS

Brimhall- Pioneer Days was awesome

Johnson- ditto

Stinnett- fireworks show was fabulous, ditto pioneer days was awesome

Kay- back to school time and all the sports that come with it, excited for all that

Sheen- July is the best time of year; kids participated in summer reading program and really sad it has come to an end; excited for the sports that are starting; went to the senior center thrift store on Reid's rec and it is great

Lewis- greatest place to live, with the greatest people; thank you for coming and letting us hear your voice; pioneer days was fantastic; the golf course is really looking good; echo Sheen about the library; Snowflake gets to keep running our Mayor and Councilmember Association meetings for another year, and it is worthwhile; the Snowflake athletes always gets kudos for being well mannered

8. MANAGER'S REPORT

nothing

9. ADJOURNMENT 8:05