

MINUTES OF TOWN COUNCIL WORKSESSION
TOWN OF SNOWFLAKE
HELD 08/05/2025

1. **CALL TO ORDER/ROLL CALL 5:00 PM; Greg Brimhall, Cory Johnson, Byron Lewis, Mark Sheen, Reid Stinnett, Travis Kay; Staff: Brian Richards, Katie Melser, Mike Rogers, Gary Fenstermaker; P&Z: Bruce Meyer**

2. **DISCUSSION ITEMS**

- A. **DISCUSSION PERTAINING TO AMENDING THE SNOWFLAKE TOWN CODE TO ESTABLISH AN ADMINISTRATIVE HEARING PROCESS TO ENFORCE THE TOWN CODE AND PLANNING AND ZONING ORDINANCE**

We've been struggling to enforce code violations when we need to escalate to court. We would still need to use the Justice Court for things like dog cases and other things like that.

Lewis- our attorney has experience with other towns and cities, he has the experience to recommend this for us.

Brian- we've got nothing to show for the thousands of dollars in attorney fees; if the council is supportive of this, we can have our attorney finalize an ordinance that would set this process up for us.

Sheen- will this increase the number of cases that we have because it will be easier?

Brian- it will be infrequent, and we still expect most people to come into compliance before this step.

Sheen- this is a step in the right direction; don't want to aggressively enforce code that can come into compliance with some time, but the egregious violations should be stricter

Meyer- how do we enact this?

Brian- we have the ordinance that updates the town code, our attorney is walking us through the process

- B. **DISCUSSION PERTAINING TO STRATEGIC WATER LINE EXTENSION PARTNERSHIP**

Kay- For clarification, it is not water, it is sewer; in speaking with the attorney, those are considered the same. It would be beneficial to partner with this developer with a partnership agreement to make this available to customers and developers in the future.

Our attorney would be able to draft a development agreement that we can use for future development

Sheen- how do we arrive at a fair number that we agree on; how do we ensure that the scope of the work is appropriate, including engineering, etc.

Kay- the first part is authorizing Brian to work with our attorney to create the agreement;

Lewis- how do we determine where development will go?

Kay- we can't dictate where development will go

Johnson- is this where we know we want to spend our money? If we help one person with infrastructure, will we have to help everyone else with infrastructure?

Kay- this doesn't benefit the developer in any way, they would be paying for their portion and then the town would benefit by having the line available for future development

Lewis- how much does it cost the town before there is a return

Kay- we take this case by case and authorize Brian to work with our attorney to develop the agreement

Stinnett- would we be taking the liability for the installation, so that could save them money; isn't it more

work and more liability?

Fenstermaker- this developer wants a force main, the town doesn't even know if they want a force main in that area

Sheen- it's hard to get out of the weeds on this

Kay- want to find ways to save money on development needs by having agreements with developers so they contribute to expansion of the town services

Meyer- if you give a developer an opportunity to partner with the town, we need the process to meet our infrastructure needs; if it doesn't fit the plan the town has, their review should show that.

Johnson- if we're looking at 7th S, do we have anything that says a developer has to put an 8-inch line in?

Brian- our sewer line extension policy says that developers pay the entire cost

Johnson- we wouldn't want to require a higher capacity line?

Kay- want us to be better at partnering with developers to expand our community

Lewis- would be in favor of having a few council members discuss with Brian, other staff, and the attorney

Sheen- the argument that if we do it for one we have to do it for all does not pass muster, it is plainly not true; we're putting people into a place where people make short sighted decisions to help future growth by adding our two cents and our funds.

Johnson- we don't need a boiler plate agreement, we'll talk to any developer that would have benefit for the town

Brian- it has never been identified by any council that east of town is a growth area

Meyer- there can be a memorandum of intent

Sheen- stop forcing developers to make all of the decisions where they'll choose the lowest cost that only benefits them

Fenstermaker- this is a big cost, it is not as simple as the conversation is going

Johnson- I think we have something like this in place, we already work with developers

Lewis- this is too muddy on the legal situation to make a clear call; we'll get on a call with the attorney

C. DISCUSSION PERTAINING TO THE NECESSITY OF LOCATING ADDITIONAL STOP SIGNS WITHIN THE TOWN OF SNOWFLAKE

Lewis- there are areas of town where residents complain about speeding in town and they'd like more stop signs.

Sheen- the reason for stop signs is to affect the flow of traffic, not the speed of traffic; how do we want traffic to flow? Until we know what we want strategically for traffic flow, we can't place more stop signs.

Lewis- he likes it when citizens come to him and have suggestions for resolutions

Stinnett- he knows that it is difficult for the police to patrol certain areas at specific times because they could be on another call at any time

Lewis- in speaking with police, they indicated they will try to patrol it more

Sheen- directing police is the answer for now, but if we want to place stop signs, then we'll need to do more work to figure out the flows we want; part of this is on us to educate our citizens on the purpose of stop signs;

D. DISCUSSION PERTAINING TO AN UPDATE OF US FOREST SERVICE TREE PERMITS

Kay- been working with the forest service to give us a permit to dig up trees for free to use in town for beautification purposes;

Johnson- what does a tree cost if we just buy them? This process sounds like a lot of work and time and maintenance money; would rather see infrastructure for drip systems to water the trees we have in town and any future trees

Lewis- finding partnerships with citizens and businesses to provide these trees if they want them and will care for them

Sheen- cost/benefit analysis should happen, but we need to identify how many trees we want and what variety that we want

3. ADJOURNMENT