

**MINUTES OF TOWN COUNCIL
TOWN OF SNOWFLAKE
HELD 02/03/2026**

- 1. CALL TO ORDER/ROLL CALL at 7:00 PM; Council: Byron Lewis, Travis Kay, Greg Brimhall, Reid Stinnett, Cory Johnson; excused Mark Sheen, Joe Bjornn; Staff: Brian Richards, Katie Melser, Ella McAdams, Chief Martin, Bruce Meyer**
- 2. PRAYER/PLEDGE** Ella McAdams/Lewis
- 3. CALL TO PUBLIC**

Kent Hales- own property on Snowflake Heights Blvd; the 1st mile is paved, after the cattle guard it is dirt, and not maintained; asking the town to consider maintaining the road, at least graded or even better, a layer of AB. Paving the road should be a long term goal because of all the new building out there.

4. CONSENT AGENDA

- A Council Minutes dated January 6, 2026
- B Council Worksession Minutes Dated January 6, 2026
- C Council Minutes Dated January 13, 2026 - Special Meeting
- D January Check Register
- E Financial Report

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

5. DISCUSSION/ACTION ITEMS

- A Consideration of the June 30, 2025, financial statement audit, single audit and annual expenditure limit report with presentation from the auditing firm of Hinton-Burdick. Jennifer Frank from Hinton Burdick presented the audit findings. There were no findings, and all unmodified “clean opinion” for all of the sections that were required. She gave an overview of the highlights.

Lewis- thank you for the audit; we are spoiled by our finance staff; are there any red flags?

Jennifer- everything went smoothly, nothing to cause concern, there were no findings

Motion by Johnson, 2nd by Lewis to approve the June 30, 2025 financial statement audit, single audit and annual expenditure limit report from Hinton Burdick. Motion passed; unanimous with Sheen and Bjornn absent

- B Consider an ADU setback and square footage variance request pertaining to Town Code Section 10-8-7 for Scott Crosby

Brian- this has been to P&Z and was a tie for the recommendation; believe it meets the requirements for 10-8-7

Lewis- the accessory dwelling is for family, and neighbors have given support? Yes

Crosby- pointed out the areas that will require the variances; proactively spoke to neighbors

Kay- because of the floodplain, the area being requested is the only area that this accessory dwelling can go

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

- C Consideration of filling a vacancy on the Planning and Zoning Commission

Bruce- according to town code, the mayor appoints P&Z commissioner subject to council approval; each year, January 1st, we'll take care of the appointments; there are two vacancies tonight

Lewis- Jenn Russell and Trenton Lucas have expressed interest

Trenton Lucas- been attending P&Z and council meetings to learn and be involved; like the direction

Kay- recently challenged P&Z to be equally focused on planning and not just zoning; how would this apply to you?

Lucas- finding growth opportunities and revenue in the town will help with positive growth but also keep the small town feeling

Brimhall- thanks for coming and staying informed; it helps with our decisions

Jenn Russell- as a person that loves Snowflake, want to benefit her family and community and look to the future for different planning in the area; want to keep the safe, small town feel. Very new, so that could be a fresh, new perspective. Have a good critical eye and figuring things out and finding solutions.

Lewis- we appreciate your enthusiasm; for both of you, it is one thing to talk about wanting a good community, but it is another to throw your hat in the ring and doing the work

Stinnett- both are great options

Motion by Lewis, 2nd by Stinnett to nominate Trent Lucas to fill the Planning and Zoning commissioner term ending in 2029. Motion passed; unanimous with Sheen and Bjornn absent

Motion by Stinnet, 2nd by Johnson to nominate Jenn Russell to fill the Planning and Zoning commissioner term ending 2028. Motion passed; unanimous with Sheen and Bjornn absent

- D Consideration of purchasing a new hydro-jetter for the Sewer department and selling a used

hydro-jetter to the Snowflake Unified School District for \$20,000.

Brian- this is used for cleaning out sewer lines, we use it almost every day; we are recommending the most expensive model, but it is the same brand as what we have and it has been reliable and lasts forever. We are allowed to sell our assets to other government agencies, which is why we're able to just sell our old model to the school district.

Motion by Johnson, 2nd by Brimhall to approve the purchase of a new hydro-jetter, as presented. Motion passed; unanimous with Sheen and Bjornn absent

- E Consideration of Resolution 2026-04, assigning a street name for parcel no. 202-38-016. Short discussion with the parcel owners, where they indicated that they would prefer the name Cactus Blossom, to go along with all the roads in the neighborhood that end in Blossom.

Motion by Lewis, 2nd by Stinnett to approve Resolution 2026-04, assigning Cactus Blossom as the street name. Motion passed; unanimous with Sheen and Bjornn absent

6. COUNCIL MEMBER REPORTS

Stinnett- rode trails for 5 hours in the bike park, it was so fun to experience the paved lanes and single track; looking forward to the Taylor addition

Kay- talking about the lights that are out at the bike park, they are a cool safety feature

Johnson- amazing staff, thanks to the council for the great conversations

Lewis- shout out to all that participated in the groundhog breakfast, served over 500 people; our local athletes are doing really well; while at the library, overheard some kids talking about how they like to use the bike park; shout out to fire and police; our senior center is a great asset

7. MANAGER'S REPORT

Grand opening for Circle K this week; thank the council for support; the old Circle K location is currently trying to be acquired by Circle K, then they'll take the tanks out and sell it or rent it to another business.

8. ADJOURNMENT at 7:44 PM