

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

- 1. CALL TO ORDER/ROLL CALL at 7:02 PM; Council: Byron Lewis, Travis Kay, Greg Brimhall, Reid Stinnett, Cory Johnson (arrived at 7:42), Mark Sheen, Joe Bjornn; Staff: Brian Richards, Katie Melser, Ella McAdams, Det. Sgt. Cadwell, Rikki Cadwell, Charlotte Skousen**
- 2. PRAYER/PLEDGE** Church of Jesus Christ of LDS Snowflake Stake President Todd Burk/ Veteran Wayne Owens
- 3. PROCLAMATIONS AND RECOGNITIONS**

A Recognition of State Champion SHS Cheer Squad

Mayor Lewis recognized the cheerleaders and coaches from SHS for their state championship

B National Library Week Proclamation

Mayor Lewis asked Library Director Ella McAdams to read the proclamation. Most important contribution is inspiring young minds and providing resources to them.

4. CALL TO PUBLIC

Ken Hales- built a house on Snowflake Heights Blvd; it is paved for about a mile and then becomes dirt. It needs maintenance, especially grading; it has become almost twice as wide because of people sticking to the edges for smoothness. Spoke with town manager and was told to be a squeaky wheel. Will continue to bring the subject up and would like to be placed on a list. Please place this topic on the next council meeting.

Keith Plympton- President of the White Mountain Firefighters Association; discussed the benefits and roll of the association; when firefighters are supported, the community is safer; represent the members and work alongside local leadership; thank you for your support.

Louise Marabelle- Political Affairs officer for the White Mountain Firefighters Association; thank Chief Nelson for the support during the 3 recent tragedies within the White Mountains; want to work with partners to make working conditions better and provide better service to the community;

5. CONSENT AGENDA

- A Council Minutes Dated February 3, 2026*
- B Council Work Session Minutes Dated February 3, 2026*
- C February Check Register*
- D Financial Report*

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

6. DISCUSSION/ACTION ITEMS

- A Consideration of Ordinance 2026-01 a zoning change request for Steve and Jackie Hess; parcel 202-41-058; address 2112 W Cedarcrest Dr, Snowflake, AZ; the property is currently zoned R-10 Residential 10,000 sq ft; the re-zone request is to change the parcel to MF-Multiple-Family Residential.

Brian presented the rezone ordinance to the council; if you are in favor of this rezone, they would like the address changed to a Hillcrest address.

Eunia Owens- spoke with Mr. Hess; don't have an issue with multi-family, another duplex would fit in if it is of the same quality caliber; concerned about property values; duplexes would fit the area better than a triplex; would like reassurance against diminishment of value; street parking may be an issue

Mr. Hess says that the style will be craftsman

Sheen- what is before us is the zoning, there will be a further discussion for the buildings

Lewis- there are a lot of values that go into a decision like this; we respect your opinion and position

Eunia- same floor plan as what is located elsewhere? Hess- no

Other neighbors are against this because of parking and the amount of traffic, as well as flood risk

Brimhall- what about the setbacks for the corner lots

Brian- the current plan for the triplex would not encroach on the set back, or it would need a variance if it does encroach

Brimhall- we're trying to get multi-family as much as possible, but on a case-by-case basis; would have concern for traffic congestion in the area.

Kay- is there code that addresses how many parking spaces must be available on the property for MF?

Brian- yes

Sheen- this falls in line with what we've been trying to do to provide more affordable multi-family housing

Motion by Sheen, 2nd by Lewis to approve one reading of Ordinance 2026-01, by title only. Motion passed; unanimous with Johnson absent

Motion by Sheen, 2nd by Lewis to approve the Ordinance 2026-01 rezone parcel no. 202-41-058 from R-10 to MF with the stipulation that the address be changed to a Hillcrest address and that prior to the final site plan approval the owner will provide an original signed diminution of value waiver and will record it with Navajo County. Motion passed; unanimous with Johnson absent

- B Consideration of Ordinance 2026-02 a zoning change request for Dylan Kay; parcel 202-11-165F; address 290 S 3rd West St, Snowflake, AZ; the property is currently zoned R-10 Residential 10,000 sq ft; the rezone request is to change the parcel to R-45 Residential 4,500 sq ft.

Brian presented the rezone ordinance to the council; approval was recommended with no stipulations

D Kay- the property line is not correct, it is 17.5 from the end of the building to the property line; requesting the rezone; gave reasons from the general plan that show how this rezone is appropriate for the betterment of the town; everyone that is directly around the building is a tenant other than one resident and they had no issues with the project;

Sheen- would any variances be needed

D Kay- would need to propose two options change the orientation of the building to the opposite street; or there would need a variance for distance between buildings

Sheen- no opposition from neighbors

Stinnett- driveway on 3rd S, and if approved, the driveway for the new home would also be on 3rd S? yes

Motion by Stinnett, 2nd by Lewis to approve one reading of Ordinance 2026-01, by title only and approve Ordinance 2026-01, rezone parcel no. 202-41-058 from R-10 to MF with the stipulation that prior to the final site plan approval the owner will provide an original signed diminution of value waiver and will record it with Navajo County. Motion passed; unanimous with Johnson absent

Johnson arrived at the end of this item

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

Heather Layton has expressed interest in joining the P&Z commission; expressed how she would be a good fit to provide her perspective to the commission, including being able to learn on the job and having a thick skin. Enjoy living in Snowflake and glad that her kids get the opportunity to live here in a small town.

Sheen- what made you want to do this?

Layton- saw a need and wanted to help where she can

Motion by Lewis, 2nd by Johnson to approve the nomination of Heather Layton to fill the vacancy on Planning and Zoning. Motion passed; unanimous

- D Library Year in Review and Upcoming Events

Presented staff members in attendance (to a round of applause); everything presented tonight is a reflection of her team. She presented a snap shot of how the library fulfills there mission statement, as well as stats and service. Numbers continue to grow year by year, in large part, thanks to continued support from the community and this council. We share privileges with some patrons that live outside our boundaries because they have businesses here and their children attend school here. The library is in high demand for all of their services, including free programs. Children's books are the highest checkout items. The most successful program launched this year was an early literacy program for children (and accompanying adult) from 0-2 years of age. Collaborate regularly with the Recreation Department. Summer Reading continues to be the largest program. Gave a rundown of the projects that were completed in the last year. Future plans include a new flag pole; RFID tags for self check-out; Summer Reading Program; Road to 250: Arizona Traveling Museum on March 27 from 8 AM- 4 PM. Future

needs, biggest ask is space; have some ideas for expansion. SB1435 is a threat to libraries. Thanks to many volunteers and supporters, including the Friends of the Snowflake-Taylor Public Library and the Navajo County Library District.

Sheen- those numbers could be unbelievable, but he's been there, so he believes it

Kay- what contributed to the increased usage?

McAdams- appearance makes a tremendous impact; the increase space has made a huge impact; focus programming on children and families; favorite comment is: "wow, I had no idea the library provided..."

Kay- your enthusiasm clearly has an impact as well

E Update on Capital projects:

- Traffic signal SR77 and Snowflake Blvd
Hopefully will start construction in the next two weeks
- Rodeo Rd Sidewalk
This is the top priority right now; will improve drainage and safety; grant funded; applying for an LTAP grant for a safe routes to school funds for a traffic signal and more sidewalks
- 7th South and 2nd East
Almost to the point of having a cost estimate, then more decisions can be made
- Porter Rd
Showed the design for the first 350 ft. that they'll be focusing on; it has been placed below the priority of Rodeo Rd, but it will be ready in the next month or so for approval
- Rodeo Rd and Centennial
The extension that goes west, it has been profiled in and some AB will be laid on it
- Belly button development
Water and sewer line extension is about ready to go out to bid, potentially \$350,000; funded by the parcel owners but fronted by the town
- Centennial Blvd
The estimated construction cost is ~\$18million; the design grant for this is ~\$1million, but it will give us the design that we can then use to bid out or do the work ourselves in a fashion.
Sheen- we've been hitting him with 100's of roads projects and he has taken everyone of them and made them into something that can be done; excellent work, thank you Brian.

7. **COUNCIL MEMBER REPORTS**

Stinnett- excited for the road progress; love the bike park; excited for P&Z to have new faces

Kay- really excited for spring and summer and green grass

Sheen- excited for the 250 year celebration and some little patriotic things popping up around town; participate yourself by hanging a flag, wear a pin, clean your yard

Bjornn- shout out to volunteers that help in the school play in man hours, money, food, and more;

Johnson- saw the play, it was amazing; basketball teams both did really well

Brimhall- wish the outcome for the teams would've been different, but the sportsmanship from our team and fans shows the goodness of our school and community; it is great to win but also to lose with honor and respect; appreciate all the town does

Lewis- when Tuba City beat our team, both teams cheered like crazy for each other for such a great game and sportsmanship; please go see the play; ADOT told Snowflake/Taylor councils that they were the most polite complainers; thanks to Travis for club volleyball; thanks to staff, especially the library staff as we come up to National Library week

8. **MANAGER'S REPORT** – none because of the report given on the regular agenda

9. ADJOURNMENT at 8:39