

**MINUTES OF TOWN COUNCIL MEETING
TOWN OF SNOWFLAKE
HELD 05/05/2026**

- 1. CALL TO ORDER/ROLL CALL at 7:00 PM; Present: Byron Lewis, Travis Kay, Mark Sheen, Joe Bjornn, Greg Brimhall, Reid Stinnett; absent Cory Johnson; Staff: Brian Richards, Rodney States, Katie Melser, Ella McAdams, Gary Fenstermaker, Bruce Meyer, Jenn Russell (P&Z), Chief Martin**

- 2. PRAYER/PLEDGE** Brimhall/Bjornn

- 3. CALL TO PUBLIC**

Jani Johnson- live on 1st W. concerned about TBS waste using residential road; code restricts large vehicles and trucks from being on residential; parking spaces at the social hall go all the way to the corner, need better visibility

Louise Liggett- spoke about Trump re-dedicating the US as one nation under God; would like to see our towns announce and celebrate this and invite all congregations to pray together somewhere like the rodeo grounds

- 4. CONSENT AGENDA**

A April Check Register

B Council Minutes dated April 7, 2026

C Council Work Session Minutes dated April 7, 2026

D Council Special Meeting Minutes dated April 27, 2026

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

- 5. DISCUSSION/ACTION ITEMS**

- A Consideration of Ordinance 2026-04, Zoning Change request for parcel 202-38-016, no address yet, from AG Agriculture to R1 Residential One Acre.

Derick Ortiz presented his item to the council; ensured that there are easements and there is fire access.

Lewis- at the meeting and there were no objections

Gary Fenstermaker- been preaching town code that says a 3-lot split is a subdivision; a 2-lot split with a new road is a subdivision; there are easements granted for this; it has a potential to become 5 lots; this is how we get dirt roads everywhere;

Bruce- Gary is right, this rezone is the first step in the process; the next step is to go to Title 11 because a new road would be required; right now, it is just for a rezone

Sheen- are you fine with Title 11? Not a list a mile long for variances?

Lewis- we're following the process; this is step one

Sheen- whether or not this should and can be zoned residential, sure, would love it to be residential; need to understand that this will be subject to subdivision rules.

Motion by Sheen, 2nd by Lewis to approve one reading of Ordinance 2026-04 by title only, and approve the ordinance. Motion passed; unanimous with Johnson absent

B Consideration of Ordinance 2026-05, Zoning Change request for parcel 202-31-034A, address 41 S Dewitt ST, from Agriculture to Residential-2 Two Acre.

Joe Bjornn recused himself

Mr. Bjornn- would like to divide the property down the center from north to south

Sheen- to be clear about this, it is not subject to Title 11

Motion by Lewis, 2nd by Stinnett to approve one reading of Ordinance 2026-05 by title only, and approve the ordinance. Motion passed; unanimous 5-0 with Bjornn recused and Johnson absent

Bjornn rejoined the meeting

C Consideration of Resolution 2026-07, for a Development Agreement with Green Gable Estates, LLC, and with Paradise Property Development LLC for High Desert Park improvements.

Kay- why are we doing this?

Brian- In December the council approved, contingent on getting the easements, to improve McLaws Road and Rodeo Road and we didn't get the easements; the agreement today supersedes the previous agreement, if you're in favor of the conditions set forth.

Sheen- were these pre-negotiated?

Brian- yes, but there would need to be the final development agreement, and we would present this to them

Rodney- these terms are already negotiated between the parties, and what remains is for the other parties to review the terms in the agreements so that it will be contractual; and there are proper descriptions for land transactions

Brian- the resolution also authorizes the town to spend the funds

Rodney- if they came back and said they wanted to change terms, we could bring that back to the council and then the council could approve or decline modifications;

Kay- sure that Green Gables hasn't agreed to this

Brian- if we approve this, and it needs modifications, that would come back to the council

Sheen- at least us approving this makes it not ambiguous and they know our terms

Kay- if we approve this, which changes the other then we're just back where we were

Brian- we don't need to contribute to McLaws, can't say there is public purpose for it

Kay- that is subjective; would like the other parties to sign it before the council approves it; want their lawyer to write something up and they'll present it

Reid- we can't speak for them, but we can say if we'll do it this way; include in motion that any modifications need to come back for council for review

Motion by Lewis, 2nd by Sheen to approve Resolution 2026-07, development agreement, with the stipulation that any modifications will come back to the council for approval. Motion passed; unanimous with Johnson absent

D Consideration of bid award for Bellybutton water and sewer extension at Highway 77 and Belly Button Ln.

Solicited bids for our water and sewer line extension; the apparent low bid was from Jud Co, LLC; they've done work with Show Low; staff recommends awarding the

Lewis- what was the next lowest local bids? Apache Underground and Western Grade

Brian- we recommend the lowest bid on this though

Sheen- glad that 8 bids were received

Motion by Stinnett, 2nd by Bjornn to approve awarding Belly Button water and sewer extension bid to Jud Co, LLC. Motion passed; unanimous with Johnson absent

6. COUNCIL MEMBER REPORTS

Brimhall- ranked 5 or 6 in the state right now; our course is in good shape; new pavement already has weeds coming through; need to figure out a way to keep the weeds from going crazy at the trail; hopefully there will be night golf soon

Bjornn- shout out to the track team, there is state track this weekend

Stinnett- shout out to P&Z, thank you; also, go to the Senior Center

Kay- shout out to club volleyball, varsity level is 1st in state, all others improved and had successful seasons

Sheen- awesome hydrants being painted by Ashlyn Dixon along the parade route and also around town; there are also concurrent efforts in the town to beautify the hydrants; really excited about the 250 celebration and the way we're coming together to celebrate

Lewis- had girl scouts yesterday; Dave Marshall resigned from the legislature and Sylvia Allen put in; shout out to girl's softball; 250 committee members working hard to get donations and spread the word for the 250 celebration; Reid is right about the senior center, the food is good and the seniors are great; thank you Ella for the library; glad for the PD; grateful for P&Z; thanks to staff

7. MANAGER'S REPORT

At Circle K it will be June before they start the intersection work and that should cure the TBS Waste residential traffic

Put a grant in for an interconnection between Centennial and SR77; present to ADOT transportation board soon

Doing development review for Tractor Supply right now

Still working on Rodeo Rd with the ADOT grant, shout out to Bruce because we probably would've lost the money without his work on it, and his continued work is invaluable

8. ADJOURNMENT at 7:58 PM