

**MINUTES OF TOWN COUNCIL MEETING
TOWN OF SNOWFLAKE
HELD 07/07/2026**

1. **CALL TO ORDER/ROLL CALL at 7:01 PM; Present: Byron Lewis, Reid Stinnett, Travis Kay, Mark Sheen, Cory Johnson, Greg Brimhall; excused: Joe Bjornn; Staff: Brian Richards, Katie Melser, Gary Fenstermaker, Ella McAdams, Bruce Meyer**
2. **PRAYER/PLEDGE** Lewis/Frank Bigelow
3. **PROCLAMATIONS AND RECOGNITIONS** none
4. **CONSENT AGENDA**
 - A June Check Register
 - B Council Meeting Minutes dated June 9, 2026
 - C Council Work Session Minutes dated June 9, 2026
 - D Consideration of purchase of a John Deere 4066M Compact Utility Tractor on the Sourcewell Grounds Maintenance contract 112624-DAC to be used at the Golf Course.
 - E Consideration of Resolution 2026-13 designating the Town's Chief Fiscal Officer for submitting the Annual Expenditure Limitation Report.
 - F Resolution 2026-14 Designation of Street Names

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

5. PUBLIC HEARING

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

- A Consideration of Re-Zone of parcel APN 303-01-025J, Take it Easy RV, LLC from AG-Agriculture to LI-Light Industrial

Mike Decker addressed the council with information about his rezone request, similar to his request to the P&Z commission on May 19th (?). Will comply with town code and work with staff and residents to ensure success as well as state agencies to ensure compliance. He addressed concerns that were stated in the P&Z meeting. This is a perfect and affordable location for the project; there isn't enough other Light Industrial property at a reasonable price.

Becky Brannon- has spoken to all the council members about this issue and pointed out the zoning map. Opposed to this rezone. This would be considered spot zoning if it passes; it is a disruption to zoning regulations and cause an adverse impact. The road will not hold up to the traffic. The General Plan does not have Light Industrial along Old Woodruff Road. The General Plan is only 4 years old, it is not outdated. The P&Z denied the request unanimously. There are other areas that would suit this project better. Many phone calls, emails, and meetings have been had to address the concerns of the

neighbors. Keep the vision in the General Plan for Snowflake.

Gary Fenstermaker- thank you for allowing us to speak tonight. It is hard when so much land is annexed to put zoning to it. Light Industrial is not appropriate out there. The road is in bad shape. The county doesn't help us out by having projects with big trucks driving on it. Impressed with the letter he read, but believe it is spot zoning to put Light Industrial out there. The council has asked P&Z to make recommendations, and their recommendation is to not approve this rezone. He may not have been cited for everything, but he has to keep going to the town to find out what is required for the last building he's brought in. Minimum standard for a road has not been met by him. It's a community out there, and the General Plan says that community should be low density out there. He's opposed.

Marcia Belsher- invested in their home on Old Woodruff Road, near the proposed site. Opposed to this. Anything he does affects her property. He needs permits, he does so much without permits. Opinion of park in Winslow is that it is a dump, tight quarters. Oppose, oppose, oppose this. The neighbors have pride in their property and want to keep that. It will be heartbreaking if this goes through.

Bruce Meyer- believes the General Plan shows heavier zoning in this area, but Brian indicated it is just a use map, not zoning, and that it is obviously an error that will need to be corrected; Bruce continued that the General Plan is only 4 years old, but we need to be addressing growth

Frank Bigelow- thank you for the opportunity to speak; there is a lot of history and tradition here; honestly feel that a way forward can be found for the town, neighbors, and RV Park owner. We have to be able to adjust. Addressed the difference between trailer parks and RV parks; this is an RV park. Most of the vehicles using the road will weigh much less than the large trucks already using it. Long term plan is to be on the grid. What can he do to build trust for this? Try to collaborate instead of shutting people down.

John Williams- the statement that Mike hasn't talked to anybody, but Mike's words to him were that he's going to put a trailer park in on that land. He made it very clear that he's going to do what he wants to do. He has the right to put a trailer park in, but not here; it is not a logical place for it. Incorrect statements have been made by Mike Decker.

Becky Brannon- don't want it in her backyard

- B Consideration of the Final Budget for the Town of Snowflake for the fiscal year 2026-27
No public comment

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

6. DISCUSSION/ACTION ITEMS

- A Consideration of Re-Zone of parcel APN 303-01-025J, Take it Easy RV, LLC from AG-Agriculture to LI-Light Industrial

Sheen- anyone from P&Z that wants to help us understand?

Slade and Russell from P&Z said the roadway and spot zoning were issues, as well as density; the roadway wouldn't be able to be widened, as well as only having one entrance. Felt like that parcel is not the best option for what Snowflake needs. The extra amenities like the swimming pool didn't seem feasible. He bought the land for this purpose, but it wasn't zoned for the purpose he wanted. We're not prepared for that type

of development there, yet.

Lewis- were there challenges with the septic?

Decker- there are other options, it doesn't have to be septic, it will be like the town's system. The entry road is a 60 ft. easement, but it is 30 ft. wide; don't want to interfere with the property owner that is encroaching on the easement with his water tank.

Stinnett- asked for clarification on the zoning map vs the general plan map

Sheen- opposition to this is that this would not be an area he would like to add Light Industrial to Snowflake; really value the role that P&Z has and would like to respect their recommendation.

Brimhall- was at the P&Z meeting; this is spot zoning; should get zoning done before you purchase property; what kind of precedent to we set for the next person? P&Z did great, it was a great discussion, and they answered a lot of questions; it affects how neighbors live; would be against the rezone

Lewis- having heard the discussion at the P&Z meeting, agree with P&Z recommendation on this, grateful for their recommendations to the council

Decker- are there any other options for special use or something else?

Lewis- will have to go back to P&Z

Motion by Lewis, 2nd by Stinnett to deny appeal for a rezone for parcel APN 303-01-025J from AG to LI for the reasons discussed. Motion passed; unanimous with Bjornn absent

- B Consideration of Resolution 2026-12 adopting the final budget for the Town of Snowflake for the fiscal year 2026-27.

Kay- has anything changed since we reviewed the tentative budget? No changes

Johnson- thank you for preparing the budget

Motion by Johnson, 2nd by Brimhall to approve Resolution 2026-12, adopting the final budget for fiscal year 2026-27. Motion passed; unanimous with Bjornn absent

- C 1. Zoning Change request for parcel 202-05--049D, no address yet, located just east of Frontier Parkway south of SR277, from HI-Heavy Industrial to RT-Residential Transition.
2. Zoning Change request for parcels 202-52-007, 999, no address yet, located on the east side of Frontier Parkway south of SR277, north of Sandtrap Ln, and parcel 202-52-008, address 231 S Frontier Parkway from R-10 10K ft² to RT-Residential Transition.

Kirk Brimhall addressed the council regarding his item. It's been a long process and a huge investment from the Brimhall family. Gave a bit more history on the property. Hired an architect to create his dream for the property. He did a lot of work before asking for this rezone to make sure that there would be a church site to fit in with his dream. RT seems to be the best zoning for this Heavy Industrial to change to for future growth. P&Z recommended approval.

Kay- please point out on the arial view where the church project will be

Sheen- which parcels are being rezoned?

Brian showed the parcels to be requested on the map

Kay- why that RT zoning?

Kirk- the mining has been exhausted, RT seems the best to transition to since it doesn't

require SUPs for churches, etc.

Sheen- what do you plan to do on the eastern most part of the property?

Kirk- he acquired it to become future Centennial Blvd expansion as well as a connection to Frontier Parkway; also future trail on the south bank of the cottonwood wash.

Johnson- why are you changing the integrity of the zoning on Frontier Parkway and rezoning the 3 parcels along the roadway.

Kirk- better to have it all rezoned the same for future reconfiguration of the area for access

Johnson- has an issue with those 3 lots being rezoned (999, 007, and 008), unless it is just for a roadway, but we can't control what goes there.

Kay- do you already know what you're doing there?

Kirk- trying to be flexible for drainage problems, utilities and roadways; the General Plan says mixed density zoning is better than just all single family residential; the plan at this time is for drainage and utilities as well as emergency access, but it could be higher density living as well, to Cory's point.

Johnson- the neighbor's understood that there would be houses there, not apartments

Stinnett- this would be presented as a masterplan and we could potentially reject anything we don't like

Meyer- we need to anticipate emergency access, but that can be handled in the design aspect

Councilmember Brimhall recused himself from the item

C1- Motion by Sheen, 2nd by Johnson to approve C1, zoning change request for parcel 202-05-049D from HI to RT. Motion passed 5-0 with Bjornn absent and Brimhall recused

C2- Motion by Johnson, 2nd by Kay to deny C2, zoning change request for parcels 202-52-007/008/999 from R-10 to RT. Motion failed 2-3 with Johnson and Kay in favor of denial and Stinnett, Sheen, and Lewis against denial, with Bjornn absent and Brimhall recused

C2- Motion by Lewis, 2nd by Sheen to approve C2, zoning change request for parcels 202-52-007/008/999 from R-10 to RT. Motion passed 3-2 with Stinnett, Sheen, and Lewis in favor of approval and Johnson and Kay against approval, with Bjornn absent and Brimhall recused

- D Zoning Change request for parcel 202-05--012R, no address yet, located east of Frontier Parkway north of 7th South along future route of Centennial BLVD, from HI-Heavy Industrial to RT-Residential Transition.

Motion by Kay, 2nd by Sheen to approve, zoning change request for parcels 202-05-012R from HI to RT. Motion unanimous; with Bjornn absent and Brimhall recused

- E Consideration of Ordinance 2026-06 re-zoning of parcels 202-05-012R, 202-05-049D, 202-52-999, 202-52-007, and 202-52-008 to Residential Transitional.

It was noted by Brian that this is the ordinance for all of the rezones just approved in C and D for Mr. Brimhall.

Motion by Johnson, 2nd by Sheen to approve reading of Ordinance 20206-06, by title only, one time and approve the ordinance to re-zone parcels 202-05-012R, 202-05-049D, 202-52-999, 202-52-007, and 202-52-008 to Residential Transitional. Motion unanimous; with Bjornn absent and Brimhall recused

- F Consideration of awarding a sole source quote for double chip seal on two miles of roadway to Surface Contracting, inc. The roads to be double chip sealed are 1 mile of Old Woodruff Rd and 1 mile of Snowflake Heights Blvd.

Councilmember Brimhall rejoined the meeting

Brian addressed the council about the item. These roads are double chip sealed roads that

are falling apart. Sole Source quote for Surface Contracting. They provided the chip seal on 2nd W. The quote for these 2 miles is \$303,196.00. We would have Mike Larson sign an agreement that he will not exceed the quote to keep us in conformity with the ARS statute. We picked both of these roads because there is a lot of county traffic on these roads. It would be paid through the general fund, we don't have enough from HURF funds.

Sheen- if we pave Snowflake Heights, nobody will show up to our council meetings anymore...

Brian- we'll cold patch all the holes to try and get the best base we can before the chip seal

Kay- how much cheaper is this than pavement? About double

Brian- we plan to do more chip sealing in future years

Lewis- we need to get county to chip in on these roadways; we'll look at future improvements with

Motion by Lewis, 2nd by Sheen to approve sole source quote from Surface Contracting Inc., not to exceed \$303,600.00. Motion passed; unanimous with Bjornn absent

Lewis/Sheen, sole source quote, cap at the quote

7. EXECUTIVE SESSION

Motion by Johnson, 2nd by Stinnett to move into executive session (at 8:36 PM). Motion passed; unanimous with Bjornn absent

- A Pursuant to A.R.S. § 38-431.03(A)(3) & (7) to obtain legal advice from the Town Attorney to consider its position and instruct Town representatives regarding negotiations for the potential purchase of real property.

Motion by Johnson, 2nd by Stinnett to leave executive session (at 9:23 PM). Motion passed; unanimous with Bjornn absent

8. POST EXECUTIVE SESSION

- A Consideration of Town Council to authorize representative(s) to negotiate potential purchase of real property.

Motion by Johnson, 2nd by Lewis to authorize Vice-Mayor Sheen and the town manager to engage in negotiations to purchase and acquire all rights, title, and interest in real property located on the corners of Rodeo Rd and Centennial Blvd, parcel number 202-17-019J, within the towns appraised value plus legal fees and customary closing costs. Motion passed; unanimous with Bjornn absent

9. CALL TO PUBLIC

Jack Babb- encourage you to put call to the public back to the front of the meeting; in September is the 95th Annual Navajo County Fair, encourage everyone to support the fair and fair books are available, it is September 16th-19th

10. COUNCIL MEMBER REPORTS

Lewis- express condolences to councilmember Brimhall on the loss of his mom

Stinnett- compliment the town on helping with the Independence Day celebrations

Kay- second what Reid said, small town USA is alive and strong

Sheen- God Bless America

Johnson- our Pioneer Days celebration is coming up

Brimhall- fun to watch the people from other countries remind us of how lucky we are to live here; love the painted fire hydrants

Lewis- tabernacle choir concert at the rodeo grounds was awesome; senior center lunch on July 2nd was quite an event; handing out snowflake pins for citizens flying American flags; P&Z have been doing a lot of work on 250 celebration, town beautification event coming up

11. MANAGER'S REPORT

Town Clerk Melser informed the council and public that the polling locations for the primary election have changed and gave the information on that and noted the locations it was being advertised.

12. ADJOURNMENT at 9:34 PM