

**SANTA CLARA CITY PLANNING COMMISSION  
MEETING MINUTES  
2603 Santa Clara Drive  
Thursday, February 13, 2020**

**Present:** Mark Weston, Chair  
Ryan Anderson  
James Call  
Mark Hendrickson  
Marv Wilson  
Curtis Whitehead

**Staff:** Corey Bundy, Community Development Director  
Bob Nicholson, City Planner  
Devin Snow, City Attorney  
Selena Nez, Planning Commission Secretary

**Excused:** Jason Lindsey

**1. Call to Order.**

Chair Mark Weston called the meeting to order at 5:30 p.m.

**2. Opening Ceremony.**

Mark Hendrickson led the Pledge of Allegiance and offered the invocation.

**3. Communications and Appearances.**

**A. General Citizen Communication.**

There were no citizen comments.

**4. Working Agenda:**

**A. Public Hearings.**

- 1. Public Hearing to Consider a Project Plan which Consists of a Site Plan and Building Elevation Drawings for a Dollar Tree Store in a Planned Development Commercial Zone located on the Southwest Corner of the Intersection of Rachel Drive and Pioneer Parkway. Leading Tech, Applicant.**

City Planner, Bob Nicolson presented the staff report and stated that the subject property is just over 1.05 acres in size. The proposed single-level building is 9,780 square feet with a flat roof. It will be a walkable, pedestrian-friendly commercial center to match the New Urbanist plan of

the recently built development on the north side where buildings are set close to the street and parking is in the rear. In the proposed plan, the building is close to the street with a 10-foot sidewalk and landscaping in front of the building. Mr. Nicholson reported that the neighbors to the south will have a buffer for noise with the building placed close to the street. Delivery trucks and trash haulers will come toward the front, which will have less of an impact on the neighbors to the south. Mr. Nicholson noted that Dollar Tree has been very accommodating to the City's requests.

Dollar Tree has agreed to place tree planters in the sidewalk area along Pioneer Parkway and Rachel Drive. There will also be 10 feet of sidewalk and 10 feet of landscaping. They have met the City parking requirements by providing 42 parking stalls, including two handicapped spaces. The parking lot lights will be a maximum of 16 feet and hooded to prevent light pollution off-site. The landscaping will be approximately 8,872 square feet, which is almost 20% of the entire lot. There will be a shared access road off of both Rachel Drive and Pioneer Parkway.

Community Development Director, Corey Bundy reported that the distance is 175 feet from the intersection, which is why a 50-foot ingress/egress easement is proposed. When commercial development is built to the west, they will use the same access. Mr. Bundy stated that a curb cut is planned, so trucks will come off of Pioneer Parkway, stop in front of the storefront doors, and exit onto Rachel Drive. The access is designed so that even a tractor-trailer could enter from the east and unload.

Mr. Nicholson addressed the color scheme and stated that instead of the typical bright green band, this Dollar Tree will have a brown band, with a light tan exterior. There will be a four-foot high split face block veneer around the bottom of all four sides of the building, with stucco and metal trim on the upper portion of the building. The main entrance on the south will have transparent glass windows, while the east and north elevations will have opaque glass windows. There will be colored metal trim and roof lashing on all four sides of the building. Mr. Nicholson indicated that Dollar Tree recognized the concerns with the brightness of their sign. He pointed out that the sign will be turned off at 9:00 p.m. The lighting will be in accordance with City requirements.

Mr. Bundy displayed the color chart showing the colors proposed for the exterior of the building. He commented that it will not look like a typical Dollar Tree store. Instead, there will be pop-outs and different color contrasts. Mr. Nicholson presented slides illustrating the contrast between a typical strip commercial building setback and a development with a pedestrian feel.

James Call addressed the concept of pedestrian-friendly, walkable developments. He noted that a walkable development lays the foundation for future development. Places in Utah that are walkable tend to have higher property values because walkability increases desirability. As streets are widened, traffic speeds increase. Therefore, it is important to at least psychologically narrow the streets with landscaping and make it safer for pedestrians. Building a greater sense of community, increasing physical activity, increasing neighborhood safety, increasing property values, and being environmentally friendly were all noted as advantages of walkable developments.

Matt Platt from Leading Tech recognized the concerns about the lighting but stated that the development will be dark sky compliant, and the sign lighting will be turned off when the store is closed. He explained that there will be four parking lot lights. He stressed that Leading Tech is willing to work with the City to make Dollar Tree an asset to the City.

Chair Weston opened the public hearing.

Martin Tidwell gave his address as 3576 Sagebrush Drive and prepared a document detailing the background of the property. The document was submitted and made part of the record. Mr. Tidwell stated that several neighborhood meetings have been held. The first took place on January 20 where 15 were in attendance. A second meeting was held on February 4 at the Library where about 40 citizens were present. Mr. Tidwell reviewed the items of consensus. The neighbors understand that the subject property is commercial and has been for over 20 years. They were not challenging that designation. They also recognize private property rights and understand that organizations have rights that must be upheld. He did, however, believe that the City has some obligations, some of which are referenced in Section 17.68.010. A determination should be made as to whether the Dollar Tree is in character with the neighborhood. He pointed out that the press has not been kind to Dollar Tree in the past. Mr. Tidwell pointed out that there is a Family Dollar, which is owned by Dollar Tree, less than two miles from the proposed location as well as another Dollar Tree three miles from the proposed location.

Dollar Tree recently took out a \$2.7 billion write-down and their stock is down by 25% and trading at a 52-week low. Their target market are household incomes of \$20,000 to \$50,000. Mr. Tidwell pointed out that the median household income in Santa Clara is \$84,457. 40% of Dollar Tree customers have a household income of less than \$25,000. He noted that Dollar Tree stores are known to be messy and poorly managed. The proposed store could negatively affect the neighborhood. Evidence suggests that the stores are not merely a product of economic distress, they cause it.

Should the determination be made that the proposed store fits the character of Santa Clara, Mr. Tidwell asked if there is a plan for the PD zone south of Pioneer Parkway. The parcel in question was carved out by subdividing the original lot into three parcels. He questioned whether they were still part of the PD Master Plan. In addition, the plan as proposed designates 20.9% as a landscaped area. He asked if it meets the definition of open space. There were also concerns with the orientation of the building facing a residential neighborhood. Having the parking lot close to residences will result in noise and disruptions. The proposed outdoor lighting was also of concern. With regard to the access drive on to Rachel Drive, it is very close to residences. As this is the main entrance to the store, traffic will be heavy and a nuisance to nearby owners. The entrance was better suited in front of the store. Commissioner Hendrickson explained that the law governs the access point that is shown on the Master Plan. Mr. Tidwell reported on signage and stated that the Dollar Tree in Washington has a much smaller sign than is shown in the drawing. He asked that the design be modified to be similar in size to the Washington store and less intrusive. Mr. Tidwell also considered the height of 25 feet to be excessive.

Mr. Tidwell recommended a shared parking arrangement be considered that would allow for fewer parking spaces. He identified 13 recommendations on a handout provided. He urged the Commission to revisit the suitability of Dollar Tree and whether it is in harmony with the neighborhood. Commissioner Hendrickson commented that many of the items being requested are already provided for by the laws on the books. Mr. Tidwell commented that product deliveries during business hours would be preferable to early in the morning, which would disturb the neighbors.

Tina Kitts gave her address as 3687 Sagebrush Drive. While she was new to the community, she served previously as a Cedar Hills Planning Commission Member. She was concerned about noise, especially for the Swan Family. She asked if there will be security cameras in the parking lot to prevent loitering. Chair Weston assumed there would be cameras. Ms. Kitts recommended the green belt area be expanded to provide a buffer. Ms. Kitts asked if there will be crossing guards at the light to help children cross the street on their way to and from school. Mr. Bundy clarified that there are currently crossing guards for the school on Pioneer Parkway, however, there will be no requirement for a crossing guard at a commercial entrance.

Dan Brown, an Ivins resident, had never seen a dollar store that enhanced a neighborhood. He questioned the need for so many in such close proximity to one another. He also questioned the quality of the employees. He expressed his preference for a gas station on the subject property.

Mike Smith gave his address as 3810 Rachel Drive and commented that the proposed use does not fit in the area. He considered it to be a “low rent” use.

Julie Herbert gave her address as 3684 Mitchell Drive and echoed the previous comments.

Lisa Jaramillo gave her address as 3676 Sagebrush Drive and addressed the lighting. She expressed concern with light trespass from the site and stated that there is already a lot of light pollution in the area. She loves Santa Clara but was concerned that the current plans for growth are not appropriate. She commented that Dollar Tree is not going to create an experience for visitors.

Allison Lund gave her address as 1550 El Vista Circle and stated that she is a teacher at Lava Ridge Intermediate School. She was concerned about the safety of students who walk down Rachel Drive after school who will frequent Dollar Tree.

John Swan gave his address as 2183 Rachel Drive and stated that they will likely be most impacted by what is developed on the property. When they first heard about the plans they were upset because the proposed project will decrease their property values. He was familiar with discount stores and had witnessed the economic downturn. Mr. Swan was concerned that the proposed store will hurt the neighborhood and make it unlikely for a high-end restaurant to locate nearby. He understands the laws governing ingress/egress but was concerned about the safety of children. He was also concerned about increased traffic.

Commissioner Hendrickson recognized the concerns but stated that the property owners have rights. It is not the Commission’s place to determine if a business is worthy. He grew up in

Santa Clara but stated that there are laws in place and the rights of the property owners must be respected. Mr. Swan stated that the rights of the property owners should also be respected.

Ronald Probert gave his address as 3696 Sagebrush Drive. He was a Forensic Engineer by profession and has dealt with law firms and insurance companies on safety issues for over 25 years. He believes a Dollar Tree in the proposed location will create an attractive nuisance. He urged the Commission to consider safety issues, particularly with respect to the nearby school.

Kevin Schoppmann gave his address as 3650 Sagebrush Drive and expressed frustration with the request. He wished there was an overall plan in place to avoid revisiting the details over and over again. He expressed support for the previous comments made.

Brian Reid gave his address as 3604 Sagebrush Drive and stated that he lives close to the subject property. He was concerned about access onto Rachel Drive. He had always assumed that the entrance to the subject property would only be on Pioneer Parkway. As a 16-year resident, he has watched the area grow. He never expected to be so close to a storefront and did not consider the site to be walkable. He commented that the south entrance that faces the homes is taller than the north entrance, which is problematic. He asked what criteria the Commission is looking at to determine whether the proposal is in harmony with the neighborhood. City Attorney, Devin Snow explained that the Commission looks at land use elements.

Mr. Reid questioned the orientation of the building and did not understand why the building was flipped. Commissioner Hendrickson explained that the City expressed a desire to change the look from the street and encourage walkability through wider sidewalks, planters and green space. Research had shown that those elements slow traffic. Mr. Reid did not feel that the nearby residents were not being considered in the plan.

Mr. Bundy commented that compared to Bluff Street, what is proposed provides a much safer layout than if the building had an alleyway behind dumpsters. There have been issues with transients hiding behind or living behind dumpsters. The subject area will be well lit and creates a buffer between the actual building and the residential area. Mr. Nicholson referred to the PD Zone standards for commercial zones and clarified that the 30% open space requirement applies to residential development. He pointed out that it is preferable for commercial uses to maintain a street presence in a traditional storefront configuration. Strip commercial with front parking is generally not acceptable in the PD Commercial zone.

Marti Swan gave her address as 2183 Rachel Drive and asked about property ownership. Mr. Bundy reported that the property is owned by Mrs. Giovengo who rezoned the property and divided it into three separate commercial parcels. In response to a question raised, Mr. Nicholson stated that there is a plan in place for all three parcels and the project will be developed in phases. There is a framework in place for the accesses, which is significant. Ms. Swan hoped there would be congruency for a development plan. Her primary concern was the safety of the ingress/egress and the proximity to her home. Ms. Swan identified the following possible alternatives:

- The City's proposal.

- Modify the layout of the site to place the building in the back of the site.
- Modify the layout to be similar to Walgreens.
- Face the building to the west.

Ms. Swan expressed concern with a road being 20 feet from her property. Commissioner Whitehead asked how far back the wall would be from her property line. Mr. Bundy responded that the ordinance specifies that a 10-foot landscape strip or block wall must be placed between commercial and residential property. His understanding was that the developers were planning to place a 10-foot landscape strip and block wall on the south side. Mr. Nicholson pointed out that noise should be considered when constructing the barrier.

Linda Childs gave her address as 3520 Chalet Drive and stated that she owns the vacant lot near the Swans. She was concerned about her property value and asked about the wall/landscape. Commissioner Hendrickson stated that commercial businesses can be required to do both, as has been done in the past. Ms. Childs identified noise concerns and recommended that the ordinances be enforced. She hoped to mitigate the impacts to the residents on the street.

Jarett Waite identified himself as a member of the City Council and state that he lives near the subject property. He agreed with Mr. Reid that the orientation of the building should be changed. He understands that the PD Zone gives the City the opportunity to look at various plans to determine what is best for the neighbors and businesses.

There were no further public comments. Chair Weston closed the public hearing.

Commissioner Hendrickson expressed support for the property rights of landowners. He suggested that now that the public's concerns have been heard, the Commission should table the item until they can have discussions with staff and consider a potential compromise. Commissioner Wilson agreed and pointed out that the Commission's job is to analyze proposals from landowners. He pointed out that there will be commercial development in the area. The issues identified will exist regardless of whether the business is a Dollar Tree or other commercial enterprise.

Commissioner Call agreed with Chair Hendrickson and Commissioner Wilson. He remarked that the subject property is their focus and the Commission does not have control over other commercial enterprises that may be built. In addition, Commissioner Call pointed out that it is the owner's choice with respect to what business they choose to develop on their property. As long as the request complies with the Code, the Commission is legally obligated to allow it. Commissioner Call agreed that some businesses do not lend themselves to walkability. It was suggested that the Commission establish clear criteria as to what the area should look like so that the owners and developers are aware of the criteria to be met.

Commissioner Hendrickson agreed with the comment made about signage. He was also concerned that the frontage on the south-facing side appears to be four feet higher than the top of the roof. Mr. Bundy explained that most stores such as Dollar Tree have rooftop units, so the parapets are intended to hide the rooftop equipment.

Commissioner Hendrickson stated that although the open space is a difficult balance, they exceed the open space standard if measured out. Mr. Nicholson stated that the 30% open space requirement applies to residential development. The Standards section includes non-residential requirements, which does not list open space. It does, however, list conditions pertaining to walls and the location of the building. Mr. Nicholson was not aware of any city that provides a list of acceptable and unacceptable brands or store operators. They only consider whether the request meets the requirements.

Mr. Bundy reported that if the Commission was considering tabling the request for future discussion, staff would need direction. Commissioner Hendrickson agreed that the Commission should provide staff with criteria. Commissioner Whitehead remarked that if the store is moved further north or south, the Commission would have to take the potential impacts into consideration. For example, the rest of the property bottlenecks as it runs down to the west, so there could end up being a very skinny strip of parking in the back, which could be problematic. Chair Weston agreed. Commissioner Whitehead pointed out that there are very high walls on the back of the strip. As a result, the nearby residents may feel like the store is right in their backyard.

Chair Weston commented that there are advantages and disadvantages to the various ideas, but because of the size of the property, there are few options.

Marti Swan gave her address as 2183 Rachel Drive and expressed concern that the landowner may be proposing to build too large of a building on too little acreage. She stated that it could be remedied by scaling down the size of the building or moving the property line further to the west. Mr. Bundy stated that the landowner purchased a large parcel of property. Dollar Tree did not need the entire property, so they presented a site plan to the landowner. The purchase of the property is subject to the site plan being approved. Commissioner Call pointed out that the building size for the lot is in compliance with City requirements.

Commissioner Wilson remarked that there are good reasons to make the commercial corner walkable, but Dollar Tree may not be the type of business that is conducive to walkability. Commissioner Call stated that Jeremy Call stressed the desire for the walkable development concept. All 12 of the walkability factors may not be included in this Dollar Tree proposal, but when future businesses are developed, they will follow their lead with respect to walkability. Mr. Bundy stated that regardless of the business, consideration should be given to whether the walkable theme can be continued through the rest of the development.

John Swan gave his address as 2183 Rachel Drive and stated that there is a four-foot drop-off from his property to the subject property. He asked if the six-foot wall is on their grade or his. He also asked if a hardware store will have access across Rachel Drive. If so, there will be an ingress/egress coming out of Rachel Drive that will lead to traffic congestion. Mr. Bundy confirmed that there will be more commercial development there in the next year.

Brian Reid gave his address as 3604 Sagebrush Drive and asked how a hardware store could be walkable. Commissioner Weston pointed out that it is walkable if he can walk to it because it is close to his home. Mr. Reid agreed and stated that most customers will not walk unless they live

nearby and are only purchasing a few items. Dollar Tree plans to have the front of the store face the parking lot because they expect their customers to drive. Otherwise, the front of the store will be on Pioneer Parkway or on the side of Rachel Drive. He wondered whether the stores are really walkable in nature, or if they are just regular strip mall stores that are flipped around. Commissioner Call acknowledged that that was a legitimate concern. He noted that Café Rio, Mountain America Credit Union, and other nearby businesses open up to the parking lot; however, that type of design is still in harmony with the walkable concept because you can park in one parking lot and walk to and shop at 20 different businesses before returning to your car.

Mr. Reid remarked that the walkability concept reminded him of developments he has seen in Colorado. He liked that whenever there are residential areas next to commercial, there is green space between the commercial and residential areas. To protect the residential space, the businesses are isolated from the neighboring areas and truly have open space. This Dollar Tree, however, will be next to homes.

Commissioner Call asked Mr. Reid how much open space he was talking about, and whether he thought that putting deciduous trees between his residence and the parking lot would help. Mr. Reid commented that Harmon's is walkable, but he questioned whether the other proposed businesses have that same sense of walkability. Mr. Reid presented two different layouts he had drawn up that would work within the parameters of the property. He wanted the open space to provide a buffer between the homes and the commercial properties. On his layouts, he kept the building the same size and added a few more parking spaces. He thought there were options to locate access to Rachel Drive in different places. He envisioned the two accesses to be on Pioneer Parkway since that is the major road where cars will enter. Ideally, he would like to see large spaces between the different types of properties. He considered Dollar Tree to be compatible with that walkable plan, as they seem to be designing the site so that people drive in, shop, go back to their cars, and drive away. He would like to see more of a traditional plan because he considers it to be a traditional store.

Chair Weston pointed out that the City has determined that a walkability zone in that area is desired. He thanked Mr. Reid for presenting some very good ideas. Knowing there will be a business on the opposite corner inspired him to think long-term about how both entrances off of Rachel Drive should face each other. He suggested the focus be on making cohesiveness.

Mr. Bundy commented that if the east corner develops, it will have to meet the same 175-foot requirement. As a result, the entryway off Pioneer Parkway will almost certainly be closer to the residential area. If the development is allowed to have the egress there, the next development will need to have one across the street, because there cannot be a conflict with traffic ingress and egress. Commissioner Wilson commented that the ingress and egress will likely have to be moved because the property line across the street is slightly higher.

City Attorney, Devin Snow explained that the Commission's options were to recommend approval of the request with conditions, table action, or recommend denial to the City Council. He stressed that the Commission needs to focus on the land use elements and the attributes of the plan.

**B. General Business.**

- 1. Recommendation to the City Council to Consider Approval of a Project Plan which Consists of a Site Plan and Building Elevation Drawings for a Dollar Tree Store in a Planned Development Commercial Zone located on the Southwest Corner of the Intersection of Rachel Drive and Pioneer Parkway. Leading Tech, Applicant.**

Commissioner Hendrickson moved to recommend tabling the project plan and asking the landowner to:

- 1. Provide a better definition of the wall and its location on the backside;**
- 2. Address whether they can address the front paraffin to be more in line with the overall height of the building;**
- 3. The 10% signage obligation;**
- 4. Revisit the possibility of relocating the ingress and egress based on the 175-foot compliance; and**
- 5. Consider the possibility of a west-facing entrance that still provides for the walkability requirements that the City desires to maintain.**

Commissioner Whitehead seconded the motion. The motion passed with the unanimous consent of the Commission.

Commissioner Hendrickson was excused from the remainder of the meeting.

- 2. Recommendation to the City Council to Consider Approval of an Amended Final Plat for The Hills at Santa Clara Phase 2B, located South of the Santa Clara River on Clary Hills Drive, in the Western Portion of the City. Allen Hall, Representing.**

Mr. Bundy presented the staff report and stated that the proposal is for a 21-lot single-family subdivision in an R-1-10/RA mixed-lot size zone. The property is located south of the Santa Clara River, west of The Hills at Santa Clara Phase 1, in the western portion of the City. All of the proposed lots in the phase are larger than 10,000 square feet. Phase 2B consists of 21 lots on 6.9 acres. The previous developer left out a lot and a street, so Lot 233 was added to this phase. The proposal was to complete the lot and the street improvements as a separate phase. Staff reviewed the request and determined that as long as the developer commits to putting the street in and installing curb and gutter on both sides, they can finish the lot.

Commissioner Wilson moved to recommend approval to the City Council of the Amended Final Plat for The Hills Santa Clara Phase 2B. Commissioner Call seconded the motion.

The motion passed with the unanimous consent of the Commission. Commissioner Hendrickson was not present for the vote.

3. **Recommendation to the City Council to Consider Approval of a Final Plat for The Hills at Santa Clara Phase 3, located South of the Santa Clara River on Clary Hills Drive, in the Western Portion of the City. Allen Hall, Representing.**

Mr. Bundy presented the staff report and stated that the subdivision contains 26 single-family lots on 23 acres in the R-1-10/RA Mixed Lot Size zone. The property is located on the south side beginning just south of the Santa Clara River. All of the proposed lots in the phase are larger than 10,000 square feet. All of the streets within the subdivision are public. Phase 3 extends up the hillside to the south and is subject to the conditions and recommendations of the Hillside Review Board set forth in the staff report.

Mr. Bundy reported that since a cul-de-sac will go into the BLM area, there will be a temporary turnaround. Some of the lots will require retaining walls. Mr. Bundy added that the Hillside Review Board also wanted to make sure that the retaining walls are colored and constructed by the developer so that when they sell to private property owners, the walls are consistent throughout the development. Chair Weston asked what product would be used to build the retaining walls. The property owner, Todd Smith, stated that a stamped concrete wall was envisioned that will be colored and stained.

Mr. Bundy added that a trail easement needs to be dedicated to the City. The original agreement with the previous owner required it be dedicated prior to the completion of The Hills at Santa Clara. Prior to the final plat, dedication to the City would be requested. The parcel that the easement is on is owned by Eric Samson. Mr. Bundy was not sure why Mr. Samson never provided the trail easement. The City would send a letter to Mrs. Samson to determine if she would voluntarily honor the agreement made prior to selling the rest of the development to the new buyer. Mr. Smith stated that his title company prepared a deed and Mrs. Samson has indicated that she will honor it. Mrs. Samson seemed to think she would get some kind of concession or fee credit, but he informed her that he was not aware of any credits.

Mr. Bundy stated that if the entire parcel were deeded to the City as open space, a tax write-off might be possible; however, he did not think that any property in the flood plain would have much value because it cannot be developed. Commissioner Wilson asked for clarification on whether the no-build line was at the bottom of the drainage. Mr. Hall explained that the drainage is south of the no-build line.

Commissioner Anderson wondered if there are any restrictions on what can be done in the area and if a use such as a race track could be considered there. Mr. Bundy stated that it could if it meets the ordinance, however, due to the nature of the area, very little can be done with it. He commented that the area is quite steep and drains down to a wash.

**Commissioner Wilson moved to recommend approval to the City Council of the final plat for The Hills at Santa Clara Phase 3, subject to the following requirements from the Hillside Review Board:**

- 1. During the grading operations, additional geotechnical work shall be done so that there are explorations on each lot as required by the City.**
- 2. Lots shall be properly graded so that they have a Letter of Compliance and are building lots upon completion of the grading.**
- 3. The retaining walls along the side of the property lines shall go in during construction by the developer.**
- 4. The Drainage Plan shall include the systems to collect and discharge any drainage from walk-out basements.**
- 5. Any masonry stacked block walls shall be textured and colored to keep the surrounding area consistent throughout the development.**
- 6. The Drainage Plans shall be updated to reflect the current grading.**
- 7. Look at the retaining wall along behind Lots 318 and 319 to reduce the amount of fill.**
- 8. Side property line walls shall be four feet or taller.**
- 9. The lots on the north side of the subdivision that Mr. Smith has control of shall have a trail easement on the backside, as required by the previous agreement.**

**Commissioner Whitehead seconded the motion. The motion passed with the unanimous consent of the Commission. Commissioner Hendrickson was not present for the vote.**

**5. Discussion Items**

Chair Weston asked when a discussion should be held with the Dollar Tree developers. Mr. Bundy stated that that would be determined by the Planning Commission. Dollar Tree wants to move forward. As soon as the developers present a presented they can meet. Commissioner Call was in favor of holding a Special Meeting. Mr. Nicholson felt that a Special Meeting was warranted, especially since one of the delays occurred when the matter came forward previously and should have been a public meeting. Commissioner Wilson inquired as to whether an additional public hearing would need to be held based on the new plan. Mr. Snow explained that the public hearing had been conducted but that does not mean another could not be held. Another public hearing may not be legally required, but it would be an opportunity for citizens to given input on the application. He clarified that there is no legal requirement.

Commissioner Call asked if it would be possible to meet with a few of the members of the public who spoke tonight. Mr. Snow stated that a Work Meeting could be noticed and the public invited. With regard to holding off-site meetings, Mr. Snow noted that no more than two members of the Commission can meet with members of the public, because once there is a quorum, it becomes a meeting, and has to be noticed.

Commissioner Call commented that Mr. Reid brought up a good point that perhaps certain businesses do not lend themselves to walkability. Commissioner Call stated that perhaps a determination of what walkability looks like should be made so that potential businesses will know what features meet that criteria. Mr. Nicholson used Mountain America Credit Union as an example of a business that did a good job of being walkable. They constructed a sitting area, landscaping, and other features people can walk to.

Commissioner Call suggested that staff work with the developer. Mr. Nicholson stated that Dollar Tree could certainly review the options and provide a letter specifying what would or would not work and articulate the reasons. He pointed out that this commercial corner is only 30% developed, and the Commission is trying to envision how it will look 20 years in the future when all four corners are complete. Commissioner Call commented that it will be easier to see the vision once the entire area is substantially complete.

**6. Approval of Minutes**

**A. Request Approval of January 9, 2020, Regular Meeting Minutes.**

**Commissioner Call moved to approve the minutes of January 9, 2020. Commissioner Whitehead seconded the motion. The motion passed with the unanimous consent of the Commission. Commissioner Hendrickson was not present for the vote.**

**7. Adjournment.**

The Planning Commission Meeting adjourned at approximately 8:35 p.m.

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Corey Bundy  
Community Development Director

Approved: \_\_\_\_\_