

MINUTES OF THE PLANNING AND ZONING BOARD
DECEMBER 19, 1994
CONTINUATION OF THE DECEMBER 12, 1994 HEARING
COUNCIL LIAISON: GINA JANETT
STAFF LIAISON: BOB BLANCHARD

The meeting was called to order at 6:37 p.m. by Vice Chairman Jan Cottier.

Staff Present: Blanchard, Frank, Shepard, Eckman, Byrne, Vosburg, Schlueter, Baker, Mapes, Ashbeck, Wamhoff, Deines.

Agenda Review: Chief Planner Blanchard reviewed the discussion agenda for the items continued from the December 12, 1994 meeting.

11. **Recommendation to City Council Regarding Design Guidelines for Large Scale Retail Developments, #54-94.**
12. **Woodland Station PUD - Preliminary, #18-94B, (continued until January at the request of the applicant).**
13. **Willow Springs PUD, First Filing - Final, 33-94B.**

DISCUSSION AGENDA:

#54-94 RECOMMENDATION TO CITY COUNCIL REGARDING DESIGN GUIDELINES FOR LARGE SCALE RETAIL DEVELOPMENTS.

Ted Shepard, Senior Planner, stated that this was a continuation of last week's meeting. Last week there was a motion on the table, the motion was seconded; but, it was decided not to vote on the motion, and to continue t tonight.

Planner Shepard stated that an action needed to be made to reopen this to citizen input. There were some people here to further address the board on this issue.

Planner Shepard would be referring to the memo in the Board's packets dated December 16, 1994, regarding refinements and clarifications, based on the December 12, 1994 meeting.

Planner Shepard stated that the information from last week was taken back to the Task Force. They revisited some issues; and, on the issue of the three month extension, the Task Force felt that this project was ready to be forwarded on to City Council with a recommendation. The three months would not add any more significant or new value to the project. Integrating the results of the Harmony Corridor, the Task Force looked at that as the concern of folding it into this project, or adding to the LDGS, the new category of "Retail Center" that came out of the Harmony Corridor work. It was referred to as "Community Center" as opposed