



**City of Woodland**  
**Meeting Agenda**  
**Planning Commission**

City of Woodland  
Planning Commission  
c/o  
Community Development  
Department  
300 First Street  
Woodland, CA 95695

530-661-5820

---

Thursday, February 15, 2018

6:30 PM

Council Chambers

---

**Please Note:** The numerical order of items on this agenda is for the convenience of reference; items may be taken out of order. No new items shall begin after 10:30 pm unless unanimous consent exists to continue.

- A. Call to Order**
- B. Roll Call**
- C. Pledge of Allegiance**
- D. Staff and Commissioner Comments**

*This is an opportunity for the Planning Commission members and staff to make comments and announcements to express concerns, or to request Commission's consideration of any items a Commission member would like to have discussed at a future Commission meeting.*

- E. Subcommittee Reports**
- F. Communications from the Public**

*This is an opportunity for the public to speak to the Commission on any item other than those listed for public hearing on the agenda. Speakers are requested to use the microphone in front of the Commission and to begin by stating their name, whether they reside in Woodland and the name of the organization they represent if any. The Commission may impose a time limit on any speaker depending on the number of people wanting to speak and time available for the rest of the agenda. In the event comments are related to an item scheduled on the agenda, speakers may be required to wait to make their comments until that item is considered.*

- G. Approval of Minutes**
- H. Public Hearing**

- 1. Taylor Morrison Design Review**

Taylor Morrison submitted a Site Plan and Design Review application for a residential project (*Spring Lake Central 35, 45 and 55*) covering three contiguous Phases (*Phase 1, 2 and 4*) on a total of approximately 44.43 acres. The project consists of three distinct Phases, with Phase 1 lots within the R- 5 zone covering approximately 23.73 acres, Phase 2 within the R-8 zone covering approximately 9.72 acres, and Phase 4 in the R-4 zone covering approximately 10.98 acres of the Spring Lake Planning Area (see Attachment 2 – Residential Design Booklet). The project in its entirety consists of 214 single-family detached homes with Phase 1 containing 100 lots, Phase 2 containing 70 lot and Phase 4 containing 44

larger size lots. Taylor Morrison, in its application package, has proposed seventeen (17) different floor plans and four (4) architectural styles for a total of sixty-eight (68) elevations. The homes will range in size from 1,650 to 3,179 square feet. A plot plan, sample front-yard landscape plan, and a residential design booklet are included in the development submittal.

**I. Business Items**

**J. Staff or Commissioner Comments**

**K. Adjournment**

The Planning Commission of the City of Woodland encourages all parties interested in a matter scheduled to be reviewed, discussed and acted on at a meeting, to participate in the public discourse, which may include the submission of written comments and materials. The Planning Commission notifies the public that those materials received less than 24 hours before a meeting date and time may not be able to be considered completely. Further, the Planning Commission encourages interested parties to attend the meeting to discuss any matter of concern and to explain their comments more fully.