



## Staff Report for Continued Joint Work Session of Planning Commission & Historic District Review Board

<b>Agenda Title:</b>	Review of Draft new Appendix G to Design Guidelines
<b>Agenda Date:</b>	March 3, 2026
<b>Prepared by:</b>	Katie Nunez, Director of Planning & Zoning Administrator
<b>Reviewed By:</b>	Katie Nunez, Director of Planning & Zoning Administrator
<b>Date:</b>	February 24, 2026

### **Narrative of Proposal:**

I have provided a “tracked” changes document for the proposed new Appendix G to the Historic District Guidelines.

In the new draft Appendix G, since the staff initially composed this document, all text in black font is the staff document. All proposed edits from the Civic League Subcommittee are shown in **green font and green strikethroughs**. All edits from the HDRB and PC Joint Work Session are shown in **purple font and purple strikethroughs**.

Staff would like to discuss the term “replacement” that is being used under the Type of Work column.

Also provided is a document with existing and proposed definitions for your review.

It is my intention that we continue going through the document in detail to discuss and reach a recommendation for the Town Council. Depending upon the level of discussion required, it is possible that this proposed zoning text amendment draft documents would be provided to Town Council for regular March 19, 2026 meeting to pass a Resolution of Intent to advance this Zoning Text Amendment application to public hearing; said public hearing timeframes could be occurring in the May & June meeting cycle of the Planning Commission and Town Council.

### **Attachments:**

- A) Historic District Overlay Design Guidelines Appendix G Draft with Staff, Civic League Comments, and Edits from HDRB and PC Joint Work Session 2026-02-20
- B) Staff Comments on Civic League Edits to Attachments 1 and 2
- C) Definitions