



AGENDA ITEM

Meeting Name: Town Council Meeting

Meeting Date: September 24, 2025

Prepared By: C. Copeland-Rodriguez, Town Clerk

Item Title: Council Discussion on Site Plan and Appearance Review for Single Family Homes

Attachments:

- Town Attorney Rubin's Memorandum dated July 21, 2025: Senate Bill 180 and its Impact on Appearance Review/Harmony Standards for Single-Family Dwellings; and
- Staff Memorandum dated August 26, 2025: Appearance Review Single-Family Dwellings – Response to Town Council.

Recommendation:

Staff recommends that the Town Council proceed with Option 1, as outlined in the July 21, 2025, Memorandum (Page 6): Continue with the direction provided in May to the extent not preempted by Senate Bill 180 and revert to base zoning. Staff further recommends proceeding with the consensus items identified at the September 8, 2025, Town Council meeting which are as follows:

Mayor Wheeler, Vice Mayor Callaghan, and Councilmember Hosta gave consensus to not proceed with the concept of modifying font, rear and/or side yard setbacks.

Council gave unanimous consensus to have staff provide more clarity on the voluntary overlay district concept and bring back additional information to the Town Council for review.

Council gave unanimous consensus to proceed with the voluntary architecture pattern book with incentives as well as the concept of greater public involvement and Town-initiated notices for single-family home applications.

Vice Mayor Callaghan, Vice Mayor Pro Tem Davis, and Councilmember Halpern gave consensus to proceed with the front façade softening concept.

Council gave unanimous consensus to not proceed with the accessory apartments concept.