

03-24-2021 Town Council Meeting Responses to Council Questions

ITEM #18: Open the Public Hearing: Land Use Management Ordinance Text Amendments - Proposed Changes To Section 3.6.2 Historic Districts Related To Review Criteria And Section 8.4 Historic District Commission

Council Question:

Do we need to add paint color to interior arrangements and landscaping as one of the areas that the HDC does not have review authority?

Staff Response:

We did not include that the HDC did not have the ability to regulate paint color as part of the proposed text amendments; however, page 77 of the updated Design Principles & Standards does state that "Paint color selection and changes do not require Commission approval." If there is interest from Council, staff can return on April 21st with an updated ordinance that includes language that the HDC does not have approval authority over paint color.

Council Question:

Under what conditions can the HDC defer an application?

Staff Response:

The HDC could choose to defer an application to give an applicant the opportunity to address issues with the application that would prevent COA approval. This could mean a detail on the application, the need for additional research, or the need for clarifying information. For instance, if the HDC was going to deny a COA application for a brick wall because stacked stone walls are more appropriate to the historic district, the applicant and the HDC could choose to defer the application so the applicant could update their materials to reflect the stone wall. The deferral process cannot extend the deadline for making a final determination; per the LUMO, the HDC only has 90 days after their first meeting considering the item to take action unless both the HDC and the applicant agree to an extension.