



Department of Planning and Community Development

Memorandum

Date: May 22, 2018
To: City Council
From: Gary R. Christensen, Director
Subject: Moratorium on Certain Development Applications Work Plan Schedule Update/Status Report

On January 9, 2018, the City Council passed Ordinance No. 2018-02, and subsequently adopted Ordinance Nos. 2018-03 (January 16, 2018), 2018-05 (February 15, 2018), 2018-09 (March 13, 2018), and 2014-18 (April 24, 2018) declaring a temporary six-month moratorium on the acceptance of certain development applications, with specified exclusions. The moratorium continues to have an effective date of January 9, 2018 and is in effect until July 9, 2018 unless repealed, amended or extended. On June 26, 2018, a Council public hearing is tentatively scheduled to review options and take possible actions on the moratorium.

In enacting this six-month moratorium, the Council's stated its intention to have additional time to review regulations and policies to ensure the vision, guiding principles, goals, and policies of the City's Comprehensive Plan are being met to the Council's satisfaction.

Key concerns expressed by the Council in adopting the moratorium are the Council's ongoing consideration of the Critical Areas Ordinance (CAO) Update, the urgent need to address affordable housing issues, and analyze design review standards and guidelines and long subdivision review process. Given the significance of the update to those regulations, the Council expressed a need for a temporary "timeout" to allow for additional public outreach in determining how best to protect the Island's unique environment.

On February 27, 2018, the Council was provided the attached Moratorium on Certain Development Applications Work Plan Schedule. On April 10, 2018, the Council was briefed on the attached moratorium work plan schedule. Since passage of the moratorium, much work has been accomplished to address the Council's key concerns about development on the island. See attached updated work program schedule (May 22, 2018). On April 23, 2018, the Critical Areas Ordinance became effective. The Affordable Housing Task Force continues to meet and is preparing its recommendations and final report for submittal to the Council by July 2018. A significant amount of staff time and Planning Commission and Design Review Board meetings have focused on issues related to subdivision and dimensional standards, and land use review procedures. On-going discussions pertain to procedures/processes for early and continuous commission and board reviews of subdivisions and the review standards and criteria of such. See attached May 10, 2018 memorandum to Planning Commission regarding Subdivision Standards and Review Procedures – Moratorium Work Plan and its attachments, minus the Administrative Manual for Planning Permits which can be viewed [here](#).