

Moratorium Topic	Status	Timeline
Critical Areas Ordinance (CAO)	<p>The City Council passed Ordinance 2018-01 adopting the Critical Areas Ordinance update on February 27, 2018. The update took effect on April 23, 2018, except within the City's shoreline jurisdiction areas (BIMC Chapter 16.12).</p> <p>The development moratorium was amended by the City Council on April 24, 2018 to continue to apply within the City's shoreline jurisdiction areas (Ordinance 2018-14).</p> <p>The City has a Shoreline Master Program (SMP) Amendment in process to integrate the new CAO into the SMP. The Planning Commission held a public hearing on the SMP amendment on May 24, 2018. The hearing was continued, and then closed during the June 7, 2018 Planning Commission meeting.</p>	<p>If the CAO/SMP integration amendment is transmitted to the Department of Ecology (DOE) in the near future, then it is expected to be approved by DOE in August or early September 2018.</p> <p>If the CAO/SMP integration is combined into a new SMP Amendment to address nonconforming regulations, it is expected that such a new amendment would not be completed, including with DOE review and approval, until Spring/Summer of 2019 or later.</p>
Revisions to Subdivision Design Standards	<p>The City has hired architects Charlie Wenzlau and Jonathan Davis to assist the City in updating the subdivision design standards to reflect the context-sensitive design guidance of the City's Comprehensive Plan. A small working group of the Design Review Board, Planning Commission and selected stakeholders from the development community met twice in May, 2018 to discuss how to revise subdivision design standards.</p> <p>The Planning Commission has reviewed the approach and revised subdivision standards (Ordinance 2018-20) at 4 meetings (May 10 and 24; June 7, and 14 [public hearing], 2018. The Planning Commission has not completed their review. Their recommendations to the City Council are forthcoming.</p>	<p>The Planning Commission will hold a special meeting to discuss the subdivision design standards (and review procedures for subdivisions, Site Plan and Design Review, and Conditional Use Permits) on June 21, 2018. At their meeting on June 14, 2018 the Commission indicated that they will strive to complete their review at this special meeting.</p>

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Design Guidelines (related to Site Plan and Design Review and Conditional Use Permits).	This relates to existing design guidelines that apply to all types of development, except single-family homes (See BIMC Chapter 18.18). City staff have been discussing permit review procedures and design guidelines with the Design Review Board throughout May and June, 2018. City staff are working with the DRB to draft a professional services scope of work to update the City's Design Guidelines.	The update to the City's Design Guidelines is expected to be completed by the end of 2018. A detailed scope of work, timeline and professional services budget is being developed.
Affordable Housing	<p>The Affordable Housing Task Force is reviewing their draft final report to the City Council.</p> <p>On June 12, 2018, the City Council approved a contract with ECONorthwest to conduct an economic market analysis and feasibility study regarding a new inclusionary zoning program and updates to the City's Transfer of Development Rights program.</p>	<p>The Affordable Housing Task Force Report with recommendations to the City Council is expected to be completed by mid-July, 2018.</p> <p>The economic market analysis and program feasibility study is expected to be completed in November, 2018.</p>
Review Process for Land Use Permits	<p>The City Council, Design Review Board, and Planning Commission have received a memo from Attorney Jim Haney on the subject "Roles of City Council, Planning Commission, Design Review Board, and Hearing Examiner in Land Use Permits."</p> <p>The Planning Commission and Design Review Board have been discussing this topic at their meetings in May and June, 2018.</p>	<p>The City Council, Design Review Board and Planning Commission will get a legal briefing on land use review procedures in July, 2018.</p> <p>The Planning Commission is expected to wrap up their recommendation on any changes to permit review procedures at their special meeting on June 21, 2018.</p>