



Ordinance No. 4052

An Interim Ordinance Adopting a Work Plan and Extending the Moratorium Adopted by Ordinance 4046 on the Acceptance of Certain Land Use, Building Permit, and Business License Applications in the Commercial, Central Business District, Marine Mixed Use and Commercial Marine Use Zones Regarding Short Term Rentals in Residential Dwelling Units

Whereas on March 27, 2023 the City of Anacortes City Council adopted Ordinance 4046, declaring a moratorium on the acceptance of any land use, building permit, or business license application for any use constituting rental of lodging for a period of less than 30 days, or establishment of any such use, within a residential dwelling unit, within the Commercial, Central Business District, Marine Mixed Use, and Commercial Marine zones;

Whereas RCW 36.70A.390 and RCW 35A.63.220 requires the city to hold a public hearing within 60 days of the adoption of the moratorium and a public hearing was held on May 22, 2023;

Whereas a moratorium adopted under RCW 36.70A.390 may be effective for not longer than six months, but may be effective for up to one year if a work plan is developed for related studies providing for such a longer period;

Whereas a work plan has been developed providing for a period longer than six months;

Whereas, as an interim ordinance, pursuant to WAC 197-11-880, the adoption of this ordinance is not subject to review under the State Environmental Act;

Now, therefore, the City Council of the City of Anacortes does ordain as follows and adopts the following as findings of fact:

- Section 1. The above recitals are incorporated by reference as findings of fact.
- Section 2. The City Council finds that an emergency exists under RCW 35A.12.130 and this ordinance is necessary for the protection of public health, public safety, public property, or the public peace, and with adoption by a majority plus one of the entire membership of the City Council (i.e., 5 members) is effective immediately.
- Section 3. The moratorium declared by Ordinance 4046 is hereby extended for an additional 6 months.
- Section 4. The moratorium is effective through March 27, 2024, but may be renewed for an additional six-month period if a subsequent public hearing is held and findings of fact are made prior to renewal.
- Section 5. The attached Work Plan (Exhibit A) is hereby adopted.

PASSED and APPROVED this 22nd day of May 2023.

APPROVED:




Matt Miller, Mayor

Attest:



Steven D. Hoglund, City Clerk-Treasurer

Approved as to Form:



Darcy Swetnam, City Attorney

<p style="text-align: center;">Work Plan</p> <p style="text-align: center;">Regulating short term rental of dwelling units in Commercial, Commercial Business District, Commercial Marine and Marine Mixed Use zones</p>	
Date	Actions
March 27, 2023	<ul style="list-style-type: none"> City Council adopted Ordinance 4046, a moratorium on the acceptance of certain land use, building permit, and business licenses applications in the Commercial, Central Business District, Marine Mixed Use and Commercial Marine Use zones for short term rentals in residential dwelling units
May 22, 2023	<ul style="list-style-type: none"> City Council hold a public hearing on Ord. 4046 Adopt Ord. 4052, reaffirming Ord. 4046, adopting a work plan, and extending the moratorium for one year from the effective date of Or. 4046
May – August 2023	<ul style="list-style-type: none"> Research ways to implement Council’s intended outcomes Draft a preliminary code amendment proposal
September 2023	<ul style="list-style-type: none"> Brief City Council and the public on the preliminary draft proposal Incorporate preliminary feedback into the draft amendment proposal Submit 60-day notice of intent to adopt regulations to WA Dept. of Commerce
October 2023 – January 2024	<ul style="list-style-type: none"> Planning Commission work session; incorporate PC recommendations into the draft code amendments Written public comment period and SEPA determination Planning Commission public hearing, deliberations, and recommendation
February 2024 – March 2024	<ul style="list-style-type: none"> City Council consider Planning Commission’s recommendation, deliberation on the proposed code amendments Council Adoption by ordinance

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Darcy Swetnam

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City Attorney

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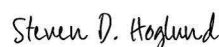
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Steven D. Hoglund

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City Clerk/Treasurer

City of Anacortes

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Matt Miller

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Mayor

City of Anacortes

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