



Ordinance No. 4076

An Interim Ordinance Extending the Moratorium Adopted by Ordinance 4046 and extended by Ordinance 4052 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 on May 22, 2023 the City Council adopted Ordinance 4052, extending the moratorium enacted by Ordinance 4046 and adopting a work plan;

Whereas on February 28, 2024, the Planning Commission held a public hearing on short-term rentals in the zones described above pursuant to the workplan adopted by Ordinance 4052, where public testimony was taken and considered in developing a recommendation to the City Council;

Whereas on March 18, 2024, the City Council considered the Planning Commission's recommendation and adopted Ordinance 4075 amending the regulations contained AMC 19.41.050 *Principal Uses Permitted in Mixed Use and Industrial Zones* and AMC 19.44.050 *Overnight Lodging* to add a definition and regulations for short-term rentals and to prohibit new short-term rentals in Commercial, Central Business District, Marine Mixed Use, and Commercial Marine zones;

Whereas, consistent with RCW 35A.12.130, Ordinance 4075 takes effect 5 days after publication, which will not occur until after the expiration of the moratorium on March 27, 2024;

Whereas the City Council desires to extend the moratorium through the effective date of Ordinance 4075;

Whereas Section 19.16.110 AMC provides that emergency and interim regulations are subject to the provisions of RCW 36.70A.390;

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 and extended by Ord. 4052 is hereby extended until Ordinance 4075 becomes effective, or six months from the date of this Ordinance, whichever is sooner.

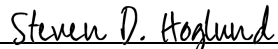
PASSED and APPROVED this 25th day of March 2024.

APPROVED:



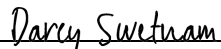
Matt Miller, Mayor

Attest:



Steven D. Hoglund, City Clerk-Treasurer

Approved as to Form:



Darcy Swetnam, City Attorney

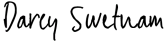
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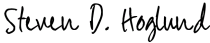
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Signer Events

| Signer Events | Signature | Timestamp |
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| Darcy Swetnam darcys@cityofanacortes.org City Attorney Security Level: Email, Account Authentication (None) |  Signature Adoption: Pre-selected Style Using IP Address: 23.90.91.2 | Sent: 3/25/2024 9:11:31 PM Viewed: 3/26/2024 8:14:16 AM Signed: 3/26/2024 8:14:23 AM |

Electronic Record and Signature Disclosure:
Accepted: 3/26/2024 8:14:16 AM
ID: f86f788e-7675-4f67-9e21-a677342ea7ba

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| Steven D. Hoglund steveh@cityofanacortes.org Security Level: Email, Account Authentication (None) |  Signature Adoption: Pre-selected Style Using IP Address: 107.115.108.9 Signed using mobile | Sent: 3/25/2024 9:11:31 PM Viewed: 3/26/2024 12:19:53 PM Signed: 3/26/2024 12:20:03 PM |
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|--|---|---|
| Matt Miller mattm@cityofanacortes.org Security Level: Email, Account Authentication (None) |  Signature Adoption: Uploaded Signature Image Using IP Address: 23.90.91.2 | Sent: 3/26/2024 12:20:05 PM Viewed: 3/26/2024 3:21:14 PM Signed: 3/26/2024 3:21:19 PM |
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| Notary Events | Signature | Timestamp |
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| Browsers: | Final release versions of Internet Explorer® 6.0 or above (Windows only); Mozilla Firefox 2.0 or above (Windows and Mac); Safari™ 3.0 or above (Mac only) |

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| Enabled Security Settings: | Allow per session cookies |

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