



CITY COUNCIL AGENDA ITEM

SUBJECT: Suspend Acceptance of certain applications during Comprehensive Plan process

STAFF CONTACT: Lee W. Jones, Assistant City Administrator – Community Development

COUNCIL MEETING CYCLE: March 16, 2026 COW

RECOMMENDED COUNCIL ACTION: Approve

BACKGROUND/SUMMARY:

A moratorium on development applications during the comprehensive planning process allows cities to ensure sustainable growth, protect community interests, and address pressing environmental and infrastructure concerns. This pause on application acceptance is necessary to:

- allow for a thorough assessment of current conditions and future needs, ensuring that any new developments align with the community's long-term vision and goals;
- allow city staff, our consultant team, and partner agencies to evaluate whether current infrastructure can support new developments without overburdening public facilities, ensuring that growth is measurable and sustainable;
- provide an opportunity to conduct environmental assessments and develop strategies to mitigate adverse effects of new development;
- encourage residents to voice their concerns and participate in discussions about future development, ensuring that development reflects the community's values and needs; and
- prevent hasty decisions that could lead to negative outcomes, such as incompatible land uses or community discontent.

A pause on development applications during the comprehensive planning process is a strategic tool that will allow the Council to manage growth responsibly, protect community interests, and set a solid foundation for long-term success and resilience.



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RELATED ISSUES:

A Comprehensive Plan team will be selected in the coming weeks.

PREVIOUS COUNCIL ACTIONS:

The City Council has adopted multiple resolutions suspending the acceptance of applications in the past. The most recent suspension was on February 28, 2022, when the City Council adopted Resolution No. 6519-22. This resolution suspended the acceptance of Site Plan applications for six (6) months, for staff to develop and provide recommendations for changes to Zoning Ordinance standards related to Townhouse and Multiple-family Dwelling Uses.

FINANCIAL IMPACT:

Any loss of revenue from development applications should be recouped after the Comprehensive Plan process is complete.

KEY DATES:

The pause on development applications will become effective immediately. The Comprehensive Plan process should be complete in as few as 12 months and within a maximum of 18 months.

ATTACHMENTS:

Resolution