

To: Vienna Town Council  
From: Michael Gelb, Planning Commission Chair  
Re: Recommendation on extension of MAC Moratorium  
Date: November 1, 2019

At its October 30 meeting, the Planning Commission voted 6-3 to recommend that Town Council extend the MAC moratorium until June 30, 2020. That recommendation followed an identical 6-3 vote rejecting a proposal for a shorter extension until March 31, 2019.

### **Discussion**

The PC heard from four members of the public. Two backed an extension because they believed more time was needed to make smart decisions. Two opposed because they hoped further development would provide Vienna with greater diversity in housing options.

Discussion among the Commission revealed significant concern among several Commissioners that the pace of activity on revising the MAC had slowed significantly over the past six months. Some thought that a shorter extension might provide an incentive to move more expeditiously on possible revisions to the MAC code and/or related segments of the Town's zoning code.

Several Commissioners, including some who supported a longer extension, indicated frustration about the failure of Town Council to provide guidance to the Planning Commission on MAC since the extension of the moratorium in May of this year. Some Commissioners were concerned that the Planning Commission was being "shut out" of MAC deliberations and has not been invited to participate in recent Council Work Sessions on the issue.

However, other Commissioners suggested that this hiatus likely reflected the complexity of the issues. They expressed optimism that Council would soon settle on a strategy and would then engage with the Commission on MAC and related issues.

The Commission agreed that PC Chairman Gelb should share the concerns with the Town Council via this memorandum.

### **The Vote**

As noted, the Commission voted 6-3 to recommend that Council extend the current MAC Moratorium until June 30, 2020. The voting breakdown follows:

Ayes – Baum, Gelb, Hayes, Kenney, Miller, Patariu

Nays – Couchman, McCullough, Meren.

The Commission voted 6-3 against Commissioner Meren's motion for a shorter extension until March 31, 2020. The vote on that item follows:

Ayes – Couchman, McCullough, Meren

Nays – Baum, Gelb, Hayes, Kenney, Miller, Patariu