



RESOLUTION NO. 41602

1 A RESOLUTION setting February 11, 2025, upon completion of Regular Agenda
2 Items, no earlier than 5:15 p.m., as the date for a public hearing by the City
3 Council on the consideration for extending an existing moratorium on the
4 nomination and designation of new Historic Special Review and
5 Conservation Districts.

6 WHEREAS on November 15, 2023, the Planning Commission, in
7 response to Resolution No. 41226, voted to recommend the City Council
8 establish a moratorium on the consideration and adoption of new local historic
9 special review districts for a period of one year, and that the moratorium should
10 terminate following the adoption of the 2024 Comprehensive Plan and Code
11 Amendment package, and

12 WHEREAS the City Council subsequently established the moratorium
13 under Amended Ordinance No. 28962 on April 23, 2024, with an effective date
14 of May 5, 2024, until May 5, 2025, and

15 WHEREAS the proposal would extend the existing moratorium until
16 November 5, 2025, to complete the 2024-2025 Comprehensive Plan and
17 accompanying regulatory code amendments, and

18 WHEREAS, on December 20, 2024, the Washington State Growth
19 Management Hearings Board (“GMHB”) overturned Amended Ordinance
20 No. 28962, finding that the City’s adopted workplan did not provide sufficient
21 detail to meet the requirements of RCW 36.70A.390; the City has until
22 March 12, 2025, to provide a revised workplan, and

23 WHEREAS, in addition, the policy and code work are currently underway
24 but will not be concluded before the termination date of May 5, 2025, and
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WHEREAS there are three principal components of this effort;

1 (1) Historic preservation policy review and update, currently underway as a part
2 of the Comprehensive Plan amendment process, which is scheduled to be
3 considered by the City Council in June 2025; (2) Historic preservation
4 incentives study, intended to identify potential improvements to incentive
5 programs that encourage historic preservation, which is also currently underway
6 and scheduled to conclude in March 2025; and (3) Historic preservation code
7 amendments, which will include proposed amendments to the Tacoma
8 Municipal Code in response to the updated Comprehensive Plan, (focusing on
9 the process for creation of new local historic district overlay zones), scheduled
10 to conclude in October 2025, and
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13 WHEREAS both the GMHB decision and the current review schedule for
14 the required amendments necessitate revisions to the workplan, which will be
15 reviewed by the Planning Commission on January 15, 2025, and
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17 WHEREAS following the public hearing, if conducted, the City will
18 prepare an ordinance extending the moratorium for Council's consideration in
19 February;

20 WHEREAS the City desires to fix a time and date for public hearing for the
21 purpose of considering the proposed extension of the current moratorium; Now,
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23 Therefore,

24 BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

25 Section 1. That Tuesday, February 11, 2025, upon completion of
26 Regular Agenda Items, no earlier than 5:15 p.m., is hereby fixed as the time,



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and the City Council Chambers on the First Floor of the Tacoma Municipal Building, 747 Market Street, Tacoma, Washington, and may be offered in a hybrid format that includes a remote option, as the place when and where a public hearing shall be held on the proposed six-month extension of the existing one-year moratorium on the nomination and designation of new Historic Special Review and Conservation Districts, to extend the termination of the moratorium until November 5, 2025.

Section 2. That the City Clerk shall give proper notice of the time and place of said hearing.

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

Chief Deputy City Attorney