



Extension of Existing Moratorium on Local Historic Districts First Reading

City of Tacoma | Planning and Development Services Department

City Council
February 25, 2025



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OVERVIEW



- Proposed ordinance will extend moratorium on consideration of new local historic residential overlay zones adopted by Amended Ordinance 28962 (April 23, 2024)
- Moratorium applies to new local residential historic districts
- Existing historic districts, National Register districts, and individually designated landmarks unaffected
- The intent of the moratorium is to pause historic district consideration until amendments to the Comprehensive Plan and Regulatory Code are completed to address issues identified by the Planning and Landmarks Commissions
- This action includes an updated workplan for code and policy updates
- Extended moratorium would be in place until November 5, 2025

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BACKGROUND



On February 11, 2025, City Council held a public hearing to receive comment

- 2 comments were received at hearing (generally supportive of historic preservation)
- 5 written comments were received (opposed to extension)

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BACKGROUND



Additional Factors

- On June 20, 2024 the moratorium was appealed to the Growth Management Hearings Board (GMHB)
- On December 12, 2024, GMHB found that the workplan supporting the moratorium lacked sufficient detail and remanded it back to the City
- The remainder of the appeal was dismissed
- On January 15, 2025, the Planning Commission approved the revised workplan, adoption of which is included in this ordinance
- The City has until March 12, 2025 to comply with the order

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SCHEDULE



Comprehensive Plan 2025 Periodic Update

Date	Action	Status
Mar - June 2024	Community Launch/Citywide Engagement	Complete
July - Dec 2024	Policy Development and Plan Drafting	Complete
October 2024	Planning Commission Briefing on Historic Preservation Element Update to the Comprehensive Plan	Complete
December 2025	Internal Stakeholder review of Draft Plan	Complete
January 2025	Planning Commission review of Draft Plan and release for public comment	Underway
February 2025	Landmarks Commission review of Draft Plan	
March 2025	Planning Commission Public Hearing on Draft Plan	
April 2025	Planning Commission Recommendation	
May 2025	City Council Public Hearing on Recommended Plan	
June 2025	Council Adoption	

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SCHEDULE



Historic Preservation Code Amendments

April - July 2025	Code development and Landmarks/Planning Commission briefings
July 2025	Planning Commission review of Draft Code and release for public comment
August 2025	Landmarks Commission recommendation
August 2025	Planning Commission Public Hearing
September 2025	Planning Commission recommendation
October 2025	City Council Public Hearing
October 2025	Council Adoption

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