



## Moratorium on Nomination and Designation of Historic Special Review and Conservation Districts

### City Council Study Session

City of Tacoma | Planning and Development Services

March 19, 2024



1

## Agenda

### Purpose:

- Debrief on public hearing testimony
- Direction

### Discussion:

- Planning Commission (PC) recommendation/process
- Public input/feedback/key issues
- Next steps and schedule



2

2

## ●●● Planning Commission Recommendation

The Planning Commission recommends that the City Council establish a moratorium on the consideration and adoption of new local historic special review districts for a period of one year, and that the moratorium should terminate following the adoption of the 2024 Comprehensive Plan and Code Amendment package.



3

## ●●● Planning Commission Recommendation

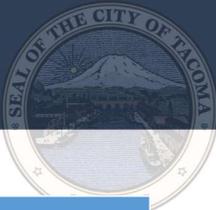
### Effects of Moratorium (PC Recommendation)

1. Temporarily pause consideration and creation of local historic overlays and conservation districts for one year.
2. Following expiration, local districts may be considered under code in place at that time.
3. Will not affect individual listings on Tacoma Register of Historic Places, or National Register listings both districts and individual properties.
4. Will not affect existing historic districts.
5. Will not affect other areas of local historic preservation and cultural resource regulations, including demolition review and cultural resources protections (Tacoma Municipal Code 13.12.570).



4

4



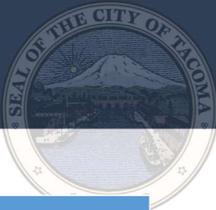
# Process Summary

**Public Process To Date (1 of 2):**

Date	Forum	Subject
August 16, 2023	Planning Commission	<ul style="list-style-type: none"> <li>Present moratorium resolution and proposed process and schedule</li> <li>Set hearing date</li> </ul>
September 20, 2023	Planning Commission	<ul style="list-style-type: none"> <li>Public hearing on moratorium</li> </ul>
October 4, 2023	Planning Commission	<ul style="list-style-type: none"> <li>Debrief on hearing testimony</li> <li>Summary of issues</li> <li>Identify key questions for LPC input</li> </ul>
October 11, 2023	Landmarks Preservation Commission	<ul style="list-style-type: none"> <li>Review testimony</li> <li>Adopt response to Planning Commission</li> </ul>
November 15, 2023	Planning Commission	<ul style="list-style-type: none"> <li>LPC feedback presented to Planning Commission</li> <li>Finalize recommendations to Council</li> </ul>

5

5



# Process Summary

**Public Process To Date (2 of 2):**

Date	Forum	Subject
March 5, 2024	City Council	<ul style="list-style-type: none"> <li>Public Hearing</li> </ul>
March 19, 2024	City Council Study Session	<ul style="list-style-type: none"> <li>Hearing testimony recap</li> </ul>
April 16, 2024 (tentative)	City Council	<ul style="list-style-type: none"> <li>Moratorium ordinance First Reading</li> </ul>
April 23, 2024 (tentative)	City Council	<ul style="list-style-type: none"> <li>Moratorium ordinance Second Reading</li> </ul>

6

6

## Public Input/Feedback



### City Council Public Hearing (March 5, 2024):

- 37 comments in total, including 34 written and three oral (37 comments opposed)

### Top comment themes included:

1. Moratorium is not necessary
  - Process is discretionary and districts can be denied
  - Other land use policy changes have not required moratoria
  - District creation is infrequent



7

7

## Public Input/Feedback



### Comment themes (continued):

2. Moratorium is inequitable
  - Would deny underserved areas from accessing historic tax incentives
  - Would harm efforts to create new historic districts in other council districts
3. Historic districts are important/beneficial to the city
4. Moratorium would harm economic development
5. Historic districts are overly scrutinized compared with View Sensitive Districts/covenants



8

8

## Public Input/Feedback



Comment themes (continued):

6. Moratorium inconsistent with Growth Management Act goals and Comprehensive Plan policies
7. The Planning Commission recommendation ignores Landmarks Preservation Commission input
8. The public is opposed to the moratorium
9. Older, smaller houses are more affordable than new built houses
10. Moratorium will communicate wrong message from the City Council



9

9

## Public Input/Feedback



**Planning Commission Public Hearing (September 20, 2023):**

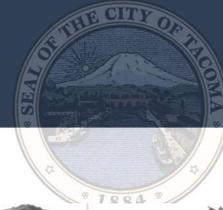
- 30 comments received in total (three in support, 26 opposed, one other)
- Key points in support of moratorium:
  - City should not review new districts while code update is pending
  - Current criteria are too broad and vague
  - Historic districts are exclusionary



10

10

## Public Input/Feedback



Comments opposed included:

- Moratorium is not necessary
- Historic districts are important to Tacoma
- Moratorium will not improve equitable outcomes
- Moratorium could/would be harmful
- Home in Tacoma and historic districts can be compatible
- Planning Commission should defer historic issues to Landmarks Preservation Commission



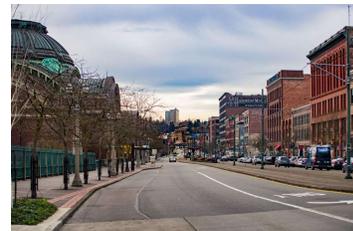
11

## Public Input/Feedback



**Landmarks Preservation Commission feedback:**

1. Moratorium does not appear to be necessary
2. Moratorium could be harmful to the community
3. If a moratorium is adopted, it should be aligned with the 2024 Amendment process



12

# Alternatives

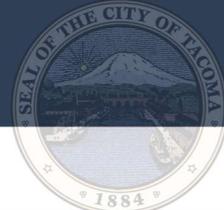


1. Establish moratorium as recommended by Planning Commission
2. Establish moratorium based on a modified Planning Commission Recommendation (for example, exclude commercial areas or downtown from scope)
3. Do not establish moratorium



13

# Next Steps



DATE	FORUM	PURPOSE
3/19/24	Council Study Session	Hearing Debrief
4/16/24 (tent)	City Council	Ordinance First Reading
4/23/24 (tent)	City Council	Ordinance Second Reading
5/5/24 (tent)	<b>Effective Date</b>	

14



**Moratorium on Nomination and Designation of  
Historic Special Review and Conservation Districts**

**City Council Study Session**

City of Tacoma | Planning and Development Services

**March 19, 2024**

