



## Extension of Existing Moratorium on Local Historic Districts Public Hearing

City of Tacoma | Planning and Development Services

City Council  
February 11, 2025



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## OVERVIEW



- Purpose is to receive public comment on a proposed six-month extension of an existing moratorium on consideration of new local historic residential overlay zones adopted by Amended Ordinance No. 28962 (April 23, 2024)
- Moratorium applies to new local residential historic districts
- Existing historic districts, National Register districts, and individually designated landmarks unaffected
- Extended moratorium would be in place until November 5, 2025

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## BACKGROUND



- On November 15, 2023, the Planning Commission recommended establishing a temporary moratorium on local historic districts for a period of one year, in response to City Council Resolution No. 41226
- The intent of the moratorium is to pause historic district consideration until amendments to the Comprehensive Plan and Regulatory Code are completed
- Due to scheduling and resources, an extension is necessary
- This work is currently underway and anticipated to conclude Fall 2025

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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
- The City has until March 12, 2025, to comply with the order

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## ISSUES



The moratorium is intended to address recommendations of the Landmarks Preservation and Planning Commissions following a recent historic district review, including:

- Historic preservation codes and policies should be reviewed during the next code and policy amendment for consistency between historic preservation policies and policies elsewhere in the Comprehensive Plan relating to housing, equity, and sustainability
- The coordination between the respective Commissions should be reviewed and improved
- The City should identify additional resources for proactive historic designations
- The City should identify means for reducing burdens on residents in historic districts, such as reducing review requirements

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## SCHEDULE

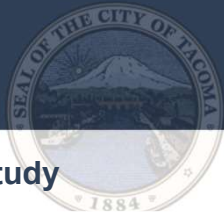


### Comprehensive Plan 2025 Periodic Update

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 Financial Incentives Study

Nov - Dec 2023	Request for Proposals Review and Award	Complete
Jan - Feb 2024	Contracting	Complete
Spring - Summer 2024	Stakeholder research and interviews	Complete
Dec 2024 - Jan 2025	Review of Draft Report and Recommendations	Underway
Jan - Mar 2025	Incorporate relevant reviews into Comprehensive Plan Draft and/or Code Draft	

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## SCHEDULE

### Historic Preservation Code Amendments

April - July 2025	Code development and Landmarks Preservation/Planning Commission Briefings
July 2025	Planning Commission Review of Draft Code and Release for Public Comment
August 2025	Landmarks Preservation 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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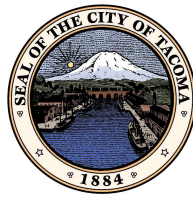
## NEXT STEPS



- February 25, 2025: First Reading of Ordinance
- March 4, 2025: Final Reading of Ordinance

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