



**CITY OF YAKIMA
HISTORIC PRESERVATION COMMISSION**

Date: April 23, 2025
Time: 5:30 p.m.
Place: City Hall Council Chambers
Staff: Connor Kennedy, Associate Planner

- | | | |
|-------|---|-------------------------|
| I. | Call to Order | Commission Chair |
| II. | Roll Call | Staff Liaison |
| III. | Approval of Meeting Minutes from 3/13/25 | Commission Chair |
| IV. | Audience Participation | Commission Chair |
| V. | Audience Participation | Commission Chair |
| VI. | New Business | Staff Liaison |
| | i. Commission member terms | |
| VII. | Old Business | |
| | i. Naches Ave Historic Overlay Code Update | |
| VIII. | Other Business | Commission Chair |
| IX. | Adjournment | |

Adjourn to next scheduled Historic Preservation Commission meeting May 28, 2025, at 5:30pm in the Council Chambers.

Commission Members

Cynthia Hall ▪ Clayton Bussey ▪ Paul Edmondson ▪ Joe Mann ▪ Dawn King



**CITY OF YAKIMA
HISTORIC PRESERVATION COMMISSION
Council Chambers, City Hall**

Date: March 13, 2025

Time: 5:15 P.M.

Place: Council Chambers, City Hall, 129, N. 2nd St.

Staff: Connor Kennedy, Associate Planner/ Historic Preservation Liaison

I. Call to Order

Meeting was called to order at approximately 5:20 P.M.

II. Roll Call

Commissioners Hall, Bussey, King, and Mann were present, with Commissioner Edmondson absent.

III. Staff Announcements

None.

IV. Audience Participation

None.

V. New Business: Certificate of Appropriateness Hearing

5 S. Naches Ave

- Connor Kennedy provided details for a proposal to add solar panels to the roof of an auxiliary building on a historic property .
- Commissioner Mann noted that the church is the oldest in the City.
- Commissioner Bussey noted that he felt it was a good proposal.
- Commissioner King agreed that the proposal looked good and it was a great idea and addressed a community need.
- Chair Hall provided a summary of the approval recommendations.
- Commissioner Bussey makes a motion to approve the certificate of appropriateness, which passed unanimously.

VI. Other Business

Letter in support of Yakima Valley Trolleys

- Commissioner Bussey provided a summary of a proposed letter in support of the Yakima Valley Trolleys

Commission Members

Cynthia Hall ▪ Clayton Bussey ▪ Paul Edmondson ▪ Joe Mann ▪ Dawn King

- Commission members shared that they felt the letter was great and that they did not need any further information on its contents or purpose.
- Commissioner Bussey moves to send a letter of support as a commission to the Yakima Valley Trolleys organization based on the draft that was shared in the meeting. The motion passes unanimously.

VII. **Adjournment**

A motion to adjourn to April 23, 2025 was passed with a unanimous vote. The meeting was adjourned at approximately 5:55 P.M.

Commission Members

Cynthia Hall ▪ Clayton Bussey ▪ Paul Edmondson ▪ Joe Mann ▪ Dawn King

Draft – Historic Overlay Ordinance :

I. 15.32 – Historic Overlay

a. 15.32.010 – Purpose:

- i. Purpose. Historic Overlay Zones are intended to preserve and protect historic neighborhoods and resources within Yakima. The historic overlay may apply within several neighborhoods or locations by the designation of that area as a historic overlay zone. Many historic resources are identified in Yakima by listing on one or more of the following historic registers, The Yakima Register of Historic Places, the Washington State Heritage Register, and the National Register of Historic Places. The process for designating historic overlay zones is described in this chapter.

b. 15.32.015 – Establishment of Historic Overlay Zone Boundaries:

- i. The proposal to include a specific area or property within an historic overlay zone (existing or new) may be initiated by the city or property owner(s). The proposal shall include a map of the proposed boundaries and a city-approved inventory of the contributing structures within the proposed boundaries that were built more than 40 years ago which retain the original style and architectural qualities that contribute to the historic character of the neighborhood. The Yakima Historic Preservation Commission shall review the historic overlay zone proposal and make a recommendation to the Planning Commission who will then forward a recommendation to the City Council.


c. 15.32.XX – Establishment of Historic Overlay Zone Boundaries:

i. Naches Ave Historic Overlay Zone

1. Purpose: The purpose of these development standards is to ensure that changes along Naches Avenue within the Naches Avenue Historic Overlay Zone (e.g., landscape feature changes exterior, building rehabilitation, infill construction, and demolition or relocation) align with its historic residential and visual character. Prioritizing the historic residential and visual character within the HOZ can be accomplished with the following:
 - a. Retain and increase housing density.
 - b. Retain the integrity of design, materials, setting, feeling, and association for Naches Avenue as a landscape feature.
 - c. Encourage investment in existing buildings and compatible multiple-family development that aligns with the historic residential and visual character of Naches Avenue.
 - d. Strengthen the historic role of the avenue and adjacent blocks as a hinge between the downtown core and residential neighborhoods to the east.
 - e. Prioritize rehabilitation of listed, designated, and contributing buildings.

- f. Prioritize rehabilitation of noncontributing buildings built during the period of significance; for buildings that cannot be rehabilitated, prioritize replacement with compatible multiple-family residential development.


The intent of these development standards is to inform and assist property owners, developers, architects, builders, public works, public officials, and other interested citizens when considering rehabilitation (altering existing buildings), infill (new) construction, demolition or relocation (of existing buildings), or Naches Avenue landscape feature changes within the Naches Avenue Historic Overlay Zone (HOZ)

- 2. Applicability: The Naches Avenue HOZ encompasses the entirety of Naches Avenue and adjacent half blocks from East Race Street to East I Street. All portions of cross streets within the HOZ are included. The HOZ north boundary follows the north edge of parcels along East I Street. The east and west boundary follow the centerline of the respective midblock alleys. The south boundary follows the centerline of East Race Street. The west boundary segment between South Sgt. Pendleton Way and the alley (east to west) north of East Chestnut Avenue follows the west edge of applicable tax parcels. This is within the general centerline alignment of the north to south alley west of Naches Avenue.
 - a. 

d. 15.32.XX – Definitions:

- i. Definitions for terms and phrases used in these development standards and not included in YMC sections 8.77.020 Definitions, 11.62.030 Definitions, or 15.02.020 follow below:
 - 1. Demolition: Demolition, either full or partial, is the process of destroying, through removal, the improvement(s) (building, structure, site, object) on a lot or parcel.
 - 2. Infill: Infill is new construction within, and in relation to, the setting and context of existing buildings. An example is a new building (infill) on a vacant lot between two existing buildings. This can replace existing development (building, structure, site, or object) or occur on a vacant lot(s).
 - 3. Rehabilitation: Rehabilitation, per WAC 458-15-015(15), is the process of returning a property to a state of utility through repair or alteration. This makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its architectural and cultural values.

e. 15.32.XX – Review process:

- i. These development standards overlap multiple city review processes. These processes are identified below by the permit and/or certificate issued, and in one instance by the feature(s) subject to review. Most of the review is anticipated through development permits. As a result, the organization and structure of the development standards is intended for use in conjunction with the applicable Yakima Municipal Code titles
 1. Certificate of appropriateness: Review to obtain a certificate of appropriateness applies only to properties designated to the Yakima Register of Historic Places and is conducted by the Yakima Historic Preservation Commission (YMC 11.62.025).
 2. Development Permit: Review to obtain a development permit is addressed under YMC Title 15 Yakima Urban Area Zoning Ordinance and is conducted by the city administrative official.
 - a. No change to the review process or application requirements required for development permits under YMC 15.11 through YMC 15.15.
 - b. Modifications to the requirements of YMC 15 for development within the HOZ are identified within these development standards.
 - c. Additional requirements under these development standards for development requiring a permit (YMC 15.12.020) are addressed under the following sections of these development standards:
 - i.  Off-Street Parking
 - ii. Sidewalks and Ramps
 - iii. Relocation
 - d. When a building permit is serving as a development permit, these development standards shall apply equally (YMC 15.12.020.A)
 3. Street Trees:
 - a. Review for the selection and planting of street trees is addressed under YMC Chapter 8.77 Public Tree Ordinance and is conducted by the city arborist and city tree board.
 - i. No change to review process or application requirements under YMC 8.77.
 - ii. Additional requirements under these development standards are addressed under the following sections of these development standards:
 1. Median and Park Trees
 2. Planting Strips and Street Trees.
 4. Building Permit:
 - a. Review to obtain a building permit is addressed under YMC Title 11 – Buildings, and is conducted by the city building official.

- i. No change to the review process or application requirements is required for a building permit application.
- ii. When both a building permit and a development permit are required and the building permit is serving as the development permit, these development standards shall apply equally (YMC 15.12.020.A).
- iii. No change to the review or application requirements is required for a demolition permit application.
- iv. Additional demolition permit requirements under these development standards are addressed under the following section of these development standards:
 - 1. Relocation and Demolition.
- v. No change to the review or application requirements required for a parking lot permit application.
- vi. Additional parking lot permit requirements under these development standards are addressed under the following section of these development standards:
 - 1. Off-Street Parking

f. 15.32.XX – Development Standards:

- i. Development standards within the Historic Overlay Zones may differ from those of the underlying zone. These differences are addressed below and supersede those of the underlying zone
 - 1. Permitted uses:
 - a. Naches Avenue Historic Overlay Zone:
 - i. The Naches Avenue HOZ modifies the underlying zoning districts to preserve and establish mid- to high-density residential use by excluding activities not compatible with residential uses. Commercial development has increased outside of the period of significance, with resulting adverse changes to Naches Avenue and residential and visual character of the HOZ.
 - ii. Residential is the use consistent with the intent and historic development patterns of the Naches Avenue HOZ.
 - iii. Mixed use development within those portions of zoning districts B-1, GC, and CBD within the Naches Avenue HOZ is consistent with the intent and compatible with historic development patterns of the Naches Avenue HOZ.
 - iv. New detached single-family dwelling construction within the Naches Avenue HOZ (YMC 15.04.030 Table 4-1 Permitted Land Uses) is inconsistent with the

increased residential density intent and considered a Class (3) use (YMC 15.04.020) within the HOZ. Class (3) uses are generally not permitted.

- v. New zero-lot-line construction—single-family dwellings, and retirement homes—within the Naches Avenue HOZ (YMC 15.04.030 Table 4-1 Permitted Land Uses) are inconsistent with historic development patterns and considered a Class (3) use (YMC 15.04.020) within the HOZ.
- vi. Those portions of zoning districts B-1, GC, and CBD within the Naches Avenue HOZ will comply with zoning district intent statements under YMC 15.03.020 and associated development standards for Multifamily Residential District (R-3) except as modified by these development standards. The nonresidential intents of these zoning districts (YMC 15.03.020.E, K, and L.), except for mixed use, are not compatible with historic development patterns within the HOZ and are considered a Class (3) use (YMC 15.04.020)

2. Building Rehabilitation:

a. Naches Avenue Historic District:

- i. The rehabilitation of existing buildings provides an important tool for maintaining existing buildings in active use and adaptively reusing buildings for residential or higher dwelling unit density. Building rehabilitation supports the retention of historic development that defines the visual and residential character of the Naches Avenue HOZ. The HOZ does not create new design review for existing buildings.
- ii. No change to the design review process for changes to Yakima Register of Historic Places-designated properties (YMC 11.62.050).
- iii. No additional requirements for alterations and additions to a building within the HOZ that is not designated to the Yakima Register of Historic Places.
- iv. rehabilitation incentives?

3. Infill Construction:

- a. Infill construction consists of new development. This may occur on a vacant lot or involve the demolition or relocation of an existing building as part of the new development. Requirements related to infill construction include site design and improvement standards; off-street parking; site screening; signs; and special development. Managing infill construction within Historic Overlay Zones will allow new infill to

complement and enhance the visual and residential character of the corridor.

4. Site Design and Improvement Standards:

a. Naches Avenue Historic Overlay

- i. Table of Site Design Standards. The provisions of this section and requirements of Table(s) X are established for all development within the Naches Avenue Historic Overlay Zone.
- ii. [insert tables]

Table X. Design Requirements and Standards

SITE DESIGN REQUIREMENTS AND STANDARDS			ZONING DISTRICTS									
			R-1	R-2	R-3		B-1				CBD	GC
DEVELOPMENT ON EXISTING LOTS OR PARCELS			See YMC 15.05.020 and 15.19.040									
LOT COVERAGE ¹				80%								
STANDARD STRUCTURE SETBACKS ⁶ (in feet)	FRONT	Arterials ²	60			40						
		Collector Arterials ²	50			30						
		Local Access ²	45									
		Private Road ²	37.50									
		Private Access Easement ³	10									
	SIDE	Arterials ²	50			40						
		Collector Arterials ²	40			30						
		Local Access ²										
		Private Road ²	32.50									
		Private Access Easement ³ , Alley, or Property Line ⁷	5	10 ⁸	0							
		Residential District ⁴	5		20							
	REAR ⁶	Alley or Property Line	15	15	15	0						
		Residential District ⁴				20						
		or 1/2 building height, whichever is gr										
MAXIMUM BUILDING HEIGHT (in feet)			35		50	35			50	N/A		
STANDARD FENCE HEIGHT ⁶			See YMC 15.05.020(G)									
STANDARD SCREEN HEIGHT	In Required Front Setbacks		Not Permitted									
	Behind Required Front Setbacks		15									

ii.

