

As provided by RCW 42.30.080, a special meeting of the Toppenish Planning Commission has been called for Wednesday, January 28, 2026, at 5:30 p.m. at City Hall in the Council Chambers located at 21 West 1st Avenue in Toppenish.

The purpose of the meeting is as follows:

- 1. Special Session Call to Order**
- 2. Roll Call**
- 3. Approve Agenda**
- 4. Public Comment**

The Planning Commission welcomes public attendance at Planning Commission meetings. With very few exceptions, RCW 42.17A.555 prohibits government agencies from allowing the use of public facilities, directly or indirectly, for campaign purposes. At this time, citizen comments and inquiries about agenda business are encouraged. If you wish to address the Planning Commission, please stand or raise a hand so you can be called upon. After you are recognized, please come forward to the lectern, state your name, and address for the public record. Your remarks must be limited to three minutes or less. Please use the microphone.

5. Approval of Minutes

- a. Consider the Minutes of the November 19, 2025, Meeting.

6. Public Hearing

- a. Accessory Dwelling Unit Code Amendment.

7. New Business

- a. Select Commissioner for 2026 Yakima Valley Council of Governments Representation.
- b. Comprehensive Plan Draft Housing Element.

8. Other Business

- a. Accessory Dwelling Unit Code Amendment.

9. Adjournment

Next Planning Commission Meeting Will Be Held on February 18, 2026.

Planning Commission meetings are accessible to persons with disabilities. For individuals who may require special accommodations, please contact City Hall at (509) 865-6754, 24 hours in advance.

TOPPENISH PLANNING COMMISSION
Meeting Minutes
November 19, 2025

Chairperson Mayer called the meeting to order at 5:30 p.m.

ROLL CALL AND ATTENDANCE

Present: Chairperson Mayer and Commissioners Jesus M. Aguirre, Gabriela Guel and Benita Polina.

Staff: Community Economic Development (CED) Director Andrew Hattori, Permit Coordinator Tami Colley

Permit Coordinator Colley conducted a roll call for each Planning Commissioner to respond to their attendance at the meeting. Chairperson Mayer and Commissioners Aguirre, Guel, and Polina responded with their presence.

APPROVAL OF AGENDA

Commissioner Aguirre moved, seconded by Commissioner Guel to approve the November 19, 2025, meeting agenda. Motion carried unanimously.

PUBLIC COMMENT

None.

APPROVAL OF MINUTES

Commissioner Aguirre moved, seconded by Commissioner Polina to approve the minutes of the October 15, 2025, meeting. Motion carried unanimously.

NEW BUSINESS

Joseph Calhoun, Planning Supervisor for HLA Engineering, presented 2026 Comprehensive Plan Draft Land Use Element.

CED Director Hattori presented updates on Code Amendments and Projects.

Commissioner Aguirre moved, seconded by Commissioner Guel to cancel the December 17, 2025, Planning Commission meeting.

ADJOURNMENT

There being no further business, the meeting was adjourned at 5:59 p.m.

Janet Mayer, Chairperson

Andrew Hattori, Community Economic
Development Director

Meeting Date: January 28, 2026
Subject: Select Commissioner for 2026 Yakima Valley Council of Governments Representation.
Attachments: None
Presented By: Andrew Hattori, CED Director
Approved for Andrew Hattori, CED Director
Agenda By:

Discussion:

The City of Toppenish Planning Commission designates a representative of the City at Yakima Valley Council of Governments (YVCOG) meetings when representation is requested. With the new year beginning we are asked to select a new representative to provide input on various topics as requested and presented by YVCOG. These meetings historically have occurred during regular business hours and travel/food has historically been paid for by the City.

Fiscal Impact:

N/A.

Recommendation:

N/A.

Alternatives:

Meeting Date: January 28, 2026
Subject: Comprehensive Plan Draft Housing Element.
Attachments: 1. 3. Housing_2046_Toppenish
2. PC_HousingElement_1.21.26
Presented By: Joseph Calhoun, HLA
Approved for Andrew Hattori, CED Director
Agenda By:

Discussion:

The City of Toppenish is currently undergoing work to update it's Comprehensive Plan by the end of 2026, as is required by all jurisdictions that plan under the Growth Management Act. The Comprehensive Plan is considered one of the largest planning documents a city produces and guides the development of the City, it includes various "Elements" that cover the major considerations the City must make. As we navigate the Comprehensive Plan update process we will be reviewing each element that goes into the plan. One of these elements is the "Housing Element" which covers the planning for and accommodation of housing affordable to all economic segments of the population, promotion of a variety of residential densities and housing types, and encouraging preservation of existing housing stock.

Fiscal Impact:

N/A.

Recommendation:

N/A.

Alternatives:

Chapter 3 - HOUSING ELEMENT

A. INTRODUCTION

1- Purpose

The housing element is intended to guide the location and type of housing that will be built in the city of Toppenish over the next twenty years. This element establishes both long-and short-term policies to meet the community's housing needs and achieve community goals. The housing element specifically considers the condition of the existing housing stock; the cause, scope and nature of any housing problems; and the provision of a variety of housing types to match the lifestyle and economic needs of the community.

The Washington State Growth Management Act (GMA) requires that the following be addressed by the housing element (RCW 36.70A.070(2)):

- Inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth, including:
 - Units for moderate, low, very low, and extremely low-income households;
 - and
 - Emergency housing, emergency shelters, and permanent supportive housing.
- Statement of goals, policies, and objectives, and mandatory provisions for the preservation, improvement, and development of housing, including single-family residences, and moderate density housing options including, but not limited to, duplexes, triplexes, and townhomes;:
- ~~Adequate provisions for existing and projected housing needs for all economic segments of the community;~~
- Identification of sufficient capacity ~~land~~ for housing, including, but not limited to, government-assisted housing, housing for low, very low, and extremely low-income households, manufactured housing, multifamily housing, and group homes, ~~and~~ foster care facilities emergency housing, emergency shelters, permanent supportive housing, and consideration of duplexes, triplexes, and townhomes; and
- ~~A~~ Makes adequate provisions for existing and projected housing needs for all economic segments of the community, including;:

Formatted: Heading 1

Formatted: Heading 3, No bullets or numbering

- Incorporating consideration for low, very low, extremely low, and moderate-income households;
- Documenting programs and actions needed to achieve housing availability including gaps in local funding, barriers such as development regulations, and other limitations;
- Consideration of housing locations in relation to employment location; and
- Consideration of the role of accessory dwelling units in meeting housing needs.
- Identifies local polices and regulations that result in racially disparate impacts, displacement, and exclusion in housing, including:
 - Zoning that may have a discriminatory effect;
 - Disinvestment; and
 - Infrastructure availability.
- Identifies and implements policies and regulations to address and begin to undo racially disparate impacts, displacement, and exclusion in housing caused by local policies, plans, and actions;
- Identifies areas that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and capital investments; and
- Establishes antidisplacement policies, with consideration given to the preservation of historical and cultural communities as well as investments in low, very low, extremely low, and moderate-income housing; equitable development initiatives; inclusionary zoning; community planning requirements; tenant protections; land disposition policies; and consideration of land that may be used for affordable housing.
- ~~• Statement of goals, policies, and objectives for the preservation, improvement, and development of housing.~~

2- Relationship to Other Elements or Land Uses Applicable Countywide Planning Policies

A goal of the GMA is to encourage the availability of affordable housing to all economic sectors, promote a variety of residential densities and housing types and encourage the preservation of existing housing stock. The following countywide planning policies relate to this goal:

1. Areas designated for urban growth should be determined by preferred development patterns, and the capacity and willingness of the community to provide urban governmental services (Countywide Planning Policy: A.3.1.)

Formatted: Heading 3, No bullets or numbering

2. Sufficient area must be included in the UGA to accommodate a minimum 20-year population forecast and to allow for market choice and location preferences. (RCW 36.70A.110 (2))
3. Infill development, higher density zoning and small lot sizes should be encouraged where services have already been provided and sufficient capacity exists and in areas planned for urban services within the next twenty years. (B.3.3.)
4. The county and the cities will inventory the existing housing stock and correlate with the current population and economic condition, past trends and 20-year population and employment forecasts to determine short and long-range affordable housing needs. (RCW 36.70A.070(2)) (E.3.1.)
5. Local housing inventories will be undertaken using common procedures so as to accurately portray countywide conditions and needs. (E.3.2.)
6. Each jurisdiction will identify specific policies and measurable implementation strategies to provide a mix of housing types and costs to achieve identified affordable housing goals. Affordable housing strategies should:
 - Encourage preservation, rehabilitation and redevelopment of existing neighborhoods, as appropriate;
 - Provide for a range of housing types such as multi-family and manufactured housing on individual lots and in manufactured housing parks;
 - Promote housing design and siting compatible with surrounding neighborhoods;
 - Facilitate the development of affordable housing (particularly for low-income families and persons) in a dispersed pattern so as not to concentrate or geographically isolate these housing types; and
 - Consider public and private transportation requirements for new and redeveloped housing. (E.3.3.)
7. Housing policies and programs will address the provision of diverse housing opportunities to accommodate the elderly, physically challenged, mentally impaired, migrant and settled-out agricultural workers and other segments of the population that have special needs.(E.3.4)
8. Local governments, representatives of private sector interests and neighborhood groups will work cooperatively to identify and evaluate potential sites for affordable housing development and redevelopment. (E.3.5.)
9. Public and private agencies with housing expertise should implement early and continuous cooperative education programs to provide general information on affordable housing issues and opportunities to the public including information intended to counteract discriminatory attitudes and behavior. (E.3.6.)

10. Mechanisms to help people purchase their own housing will be encouraged. Such mechanisms may include low interest loan programs and “self-help” housing. (E.3.7.)
11. Local comprehensive plan policies and development regulations will encourage and not exclude affordable housing. (RCW 36.70A.070(2)(c)(d)) (E.3.7.)
12. Innovative strategies that provide incentives for the development of affordable housing should be explored. (E.3.9.)
13. The county and the cities will locally monitor the performance of their respective housing plans and make adjustments and revisions as needed to achieve the goal of affordable housing, particularly for middle and lower income persons. (E.3.10.)

~~Housing, as the major user of land in urban areas, directly affects most plan elements. Those elements in turn, especially land use, capital facilities, and transportation, directly affect housing.~~

3. Urban Growth Areas Relationship to Other Elements or Plans

~~Housing, as the major user of land in urban areas, directly affects most Comprehensive Plan elements. Those elements in turn, especially land use, capital facilities, and transportation, directly affect housing.~~

Urban Growth Areas

~~For the most part, the conversion of vacant and agricultural land to urban use will mean the subdivision of parcels for housing construction. The intensity of this development will largely determine the amount of land needed to serve future populations.~~

Land Use

~~Housing is a major consumer of land and is often the major determinant of land use patterns. The placement of schools, parks, and small commercial areas typically responds to needs generated by housing.~~

Capital Facilities

~~Availability of water, sewer and other public services makes possible more-dense, less-costly types of housing. Conversely, low-density housing may make the provision of public services relatively expensive.~~

Transportation

~~As a major generator of traffic flow, housing sets the level of traffic on local roads, arterials and highways. Housing for special needs populations may require access to public transportation or special transportation services.~~

Formatted: Heading 3

Formatted: Heading 3, No bullets or numbering

Formatted: Font: Arial, Italic

Formatted: Font: Arial, Italic

Formatted: Font: Arial, Italic

Formatted: Font: Arial, Italic

Growth and Development

Housing is a two-edged sword in the growth of a city. New housing generates new demands for infrastructure and services, but it also generates additional tax revenue.

Housing Action Plan

Toppenish created a Housing Action Plan (HAP) in 2023 which identifies goals and strategies to encourage new housing production to meet the city's needs. Many of the goals and policies in the Housing Element support the recommended actions in the HAP.

In large part, the conversion of vacant and agricultural land to urban use will mean the subdivision of parcels for housing construction. The intensity of this development will largely determine the amount of land needed to serve future populations:

4. Land Use

Housing is a major consumer of land, and often the major determinant of land use patterns. The placement of schools, parks, and small commercial areas typically responds to needs generated by housing.

5. Capital Facilities

Availability of water, sewer and other public services makes possible a denser, less costly type of housing. Conversely, low density housing may make the provision of public services extremely expensive.

6. Transportation

Housing is a major generator of traffic flow and generates traffic on local roads, arterials and highways. Housing for special needs populations may require access to public transportation or special transportation services.

7. Growth and Development

Housing is a two-edged sword in the growth of a city. New housing generates new demands for infrastructure and services, but it also generates additional tax revenue.

B. MAJOR HOUSING CONSIDERATIONS

1. Availability of Housing.

The vacancy rate has a substantial impact on the availability, price, and quality of housing. Where there is an extremely low rate of vacancy housing is not generally available, the price is inflated, and the quality may tend to decline. An increase in the vacancy rate increases free market competition and thereby improves the situation of the housing consumer.

Formatted: Font: Arial, Italic

Formatted: Font: Arial, Italic

Formatted: Font: (Default) +Body (Aptos), 12 pt, Not Bold, Not Italic, Not Expanded by / Condensed by , Ligatures: Standard + Contextual

Formatted: Font: +Body (Aptos), Not Italic

Formatted: Heading4, Indent: Left: 0"

Formatted: Heading 2

Formatted: Heading 3, No bullets or numbering

In Toppenish, affecting an increase in the vacancy rate must involve the development of vacant land. This situation raises two issues;

- What is the preferred role of the city in the development of land and the production of housing? and
- How can city programs best be designed to stimulate activity in the private sector?

~~2.-Rural Residential Community:~~

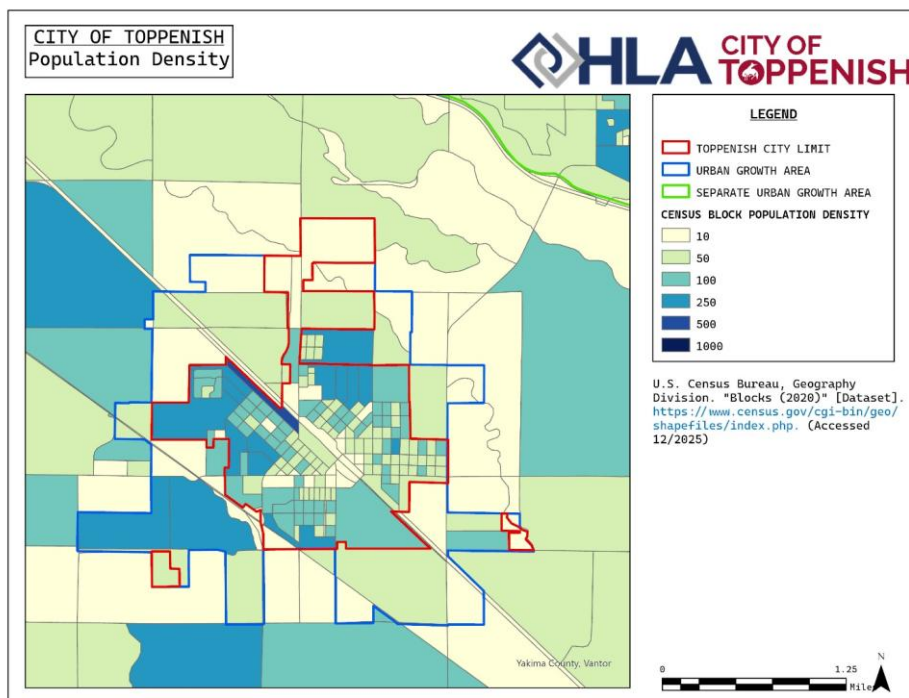
~~Should the city strictly adhere to its desire of being a small city surrounded by rural areas with a small city character or should policies be developed that allow for higher densities? If the preference is to maintain its small city character, how will the city house its future population at a reasonable cost?~~

~~3: Housing Density~~

The City should consider all available alternative housing types (single-family, multifamily, manufactured homes, etc.). In considering housing types, the City should:

- Determine an appropriate mix of housing types and densities to meet the current and future needs of the community; and
- Determine the most appropriate location for these different types and densities to avoid mixing incompatible uses.

Formatted: Heading 3, No bullets or numbering



4- Housing Rehabilitation

Formatted: Heading 3, No bullets or numbering

A rehabilitation program is an essential component of preserving existing housing stock, including units for occupancy by lower income persons. A rehabilitation program can also serve to strengthen neighborhoods. A shortage of available vacant units increases the need to preserve existing housing stock. The City of Toppenish is a member of the Yakima County HOME Consortium, which provides extensive housing rehabilitation for qualifying owned homes. To date, two homes in Toppenish have received rehabilitation assistance through the HOME Consortium.

4- Housing Affordability Mix

Formatted: Heading 3, No bullets or numbering

An additional need beyond rehabilitation is the provision of new units to meet the needs of a growing population at all income levels. New housing should be focused on the needs of a variety of income groups. Some activities that might facilitate this process are:

- Monitoring housing needs in all income groups.

- Keeping developers informed about current housing needs and encouraging them to address these needs.
- Providing information on loan programs to eligible persons seeking to improve their living situation.

C. EXISTING CONDITIONS

1. Housing Characteristics

The population of the City of Toppenish has grown from 8,854 persons in 2020 to an estimated 9,454 persons in 2025. The Yakima County 2046 population projections indicate a further increase of 400 persons by 2046. 7,419 persons housed in 2,254 housing units in 1990 to 8,949 persons housed in 2,334 units in the year 2010. Table 5.1 shows the population and number of housing units over this period. Of note, between the years 2000 and 2010, both the population remained constant while the number of housing units declined. The loss of housing units was offset by an increase in the number of persons per housing unit. The mix of housing types has changed over time. From 1980 to 2000 the percentage of single family homes declined while the percentage of multi-family and manufactured housing increased. However, from the year 2000 to 2010 the percentage of single family homes increased somewhat while the percentage of manufactured and other types of housing declined. Table 5.2 below shows changes in the overall housing mix.

Formatted: Heading 2

Commented [JE1]: Census data portal profile for Toppenish does not align with YVCOG or Horizon 2040 information.

City of Toppenish Population and Housing Units	Population		Housing Units		Persons per Housing Unit	
	Number	Percent Change	Number	Percent Change	Number	Percent Change
2020	8,854	-1.06%	2,419	3.64%	3.66	-7.57%
2010	8,949	.01%	2,334	-4.3%	3.96	2.1%
2000	8,946	20.6%	2,440	8.25%	3.88	17.9%
1990	7,419	12.2%	2,254	.85%	3.92	12.7%
1980	6,517	--	2,235	--	2.92	--

Source: U.S. Census 1980-2020, 2023 American Community Survey 5-year Estimates

City of Toppenish Type of Housing Units	2020		2010		2000	
	Number	Percent	Number	Percent	Number	Percent
Single-Family	1,755	-1.06%	1,822	75.4%	1,728	71.2%
Two-Family	108	.01%	=	=	=	--

Multi-Family	537	20.6%	537	22.2%	538	22.2%
Manufactured	--	--	58	2.4%	161	6.6%
Total	2,419	--	2,417	--	2,427	--

Source: U.S. Census 2000-2020, 2023 American Community Survey 5-year Estimates, GIS data (note: GIS data does not distinguish between Single-Family and Manufactured Homes)

Table 5.1 Population and Housing in the City of Toppenish

City of Toppenish Population and Housing Units	Population		Housing Units		Persons Per Housing Unit	
	Number	Percent Growth	Number	Percent Growth	Number	Percent Change
2010	8,949	.01%	2,334	-4.3%	3.96	2.1%
2000	8,946	20.6%	2,440	8.25%	3.88	17.9%
1990	7,419	12.2%	2,254	.85%	3.29	12.7%
1980	6,517	---	2,235	---	2.92	---

2006-2010 American Community Survey 5-year Estimates, Table CP04, 1980, 1990 & 2000 Census

Table 5.2: Housing Types in the City of Toppenish

City of Toppenish Type of Housing Units	2010		2000		1990		1980	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Single Family	1,822	75.4%	1,728	71.2%	1,606	71.3%	1,818	81.3%
Multi-Family	537	22.2%	538	22.2%	420	18.6%	367	16.4%
Manufactured and other Housing	58	2.4%	161	6.6%	228	10.1%	50	2.3%
2.3Total Housing Units	2,417	100%	2,427	100%	2,254	100%	2,235	100%

Source: U.S. Census 2006-20102023 American Community Survey 5-year Estimates, Table CP04

2- Vacancy Rate

An accepted rule of thumb is that a vacancy rate near 5% is desirable to provide both free movement in the market and adequate housing maintenance practices, though the ideal rate of vacancy depends on local and regional conditions. Based on the 2023 ACS 5-year estimates, there are approximately 2,419 housing units in Toppenish, of which 2,367 are occupied. The estimated 52 vacant units accounts for a 2.14% vacancy rate. According to the 2010 Census the homeowner vacancy rate in Toppenish was 1.6% while the rental vacancy rate was 4.0 percent. The vacancy rate for all housing types was 4.2%. By this measure the vacancy rate in Toppenish is less than ideal. These figures suggest a strong market need for owner-occupied housing.

Table 5.3 depicts the age of housing units in Toppenish. Roughly 52.6% of all housing units in Toppenish were built prior to 1970 meaning they are now more than 50-years old. More renters are living in housing units built in 1970 or later (46.9%) than homeowners (25.8%); and slightly more homeowners are living in housing units constructed prior to 1970 (37.1 %

Commented [JE2]: The census data containing information necessary to recreate this graphic (such as % change) has been removed from access coinciding with the switch to the new data portal.

Commented [JE3]: Source relevant census data from Yakima County Twenty-year Population Projections and Allocations table.

Formatted: Heading 3, No bullets or numbering

for homeowners vs. 23.2% for renters). This difference can be attributed to the fact that most recent construction has been rental housing. The percentage of owner versus renter occupied units has remained relatively constant in the past 20 years. In 2010 was 56.6% of all units were owner-occupied compared to 56.4% in 2000 and 58.1% in 1990. Fewer than

200 homes have been built in the last 25-years, accounting for less than 5% of the overall housing stock in city limits.

Year Built	Housing Units	
	Number	Percent
2020 or later	12	0.50%
2010-2019	51	2.10%
2000-2009	98	2.10%
1990-1999	147	6.10%
1980-1989	176	7.30%
1970-1979	443	18.30%
1960-1969	547	22.60%
1950-1959	301	12.40%
1940-1949	188	7.80%
1939 or earlier	456	18.90%
Total Units	2,419	

Source: 2023 ACS 5-year estimates

Table 5.3: Age of Housing Units in the City of Toppenish

Year Housing Unit was Built	All Housing Units (including vacant)		Owner Occupied		Renter Occupied	
	Number	Percent	Number	Percent	Number	Percent
2000 to 2010	43	1.8%	35	2.7%	8	.8%
1990 to 1999	278	11.5%	113	8.7%	165	15.6%
1980 to 1999	268	11.1%	76	5.9%	128	12.1%
1970 to 1979	305	12.6%	109	8.4%	196	18.5%
1960 to 1969	258	10.7%	114	8.8%	144	13.6%
1959 and Prior	1,265	52.3%	846	65.4%	419	53.8%

Source: US Census Bureau, Census of Population and Housing 2010

TABLE 5.4: Age of Housing Stock, a Comparison between the City of Toppenish, Yakima County and Washington State.

Universe of all Housing Units	Built 1939 and Prior	Percent Built 1939 and Prior	Built 1959 and Prior	Percent Built 1959 and Prior	Built 1960 and Later	Percent Built 1960 and Later
City of Toppenish	537	42.5%	1265	52.3%	1152	47.7%
Yakima County	12,492	40.9	30,544	36.2%	53,833	63.8
State of Washington	323,392	45.0%	718,118	25.4%	2,111,234	74.6%

Source: U.S. Census Bureau, Census of Population and Housing, 2010

Over ~~Approximately~~ half (61.7%) of the ~~year-round~~ housing units in Toppenish were built before ~~1960-1970~~ compared to ~~3637.4~~% of the units in Yakima County and ~~2527.7~~% of the units in

Table 5.4: Age of Housing Stock - Comparison						
Location	Built prior to 1970		Built 1970-1999		Built 2000 or later	
	Number	Percent	Number	Percent	Number	Percent
City of Toppenish	1,492	61.70%	766	31.70%	161	4.70%
Yakima County	35,324	37.40%	36,615	39.00%	22,100	23.40%
WA State	942,635	27.70%	1,367,920	40.20%	1,090,425	32.10%

Source: 2023 ACS 5-year estimates

Washington State. This large percentage of older homes in Toppenish is significant, as the age of the housing stock has a direct relationship with the need for housing rehabilitation. Common problems found in older units include asbestos siding and wraps on older furnaces, unreliable knob and tube wiring, lead-based paint on walls, woodwork and saturated plaster, lead-based plumbing components, and occasionally wood and timber treatments with toxic components. Many critical components in homes built prior to ~~1~~ ~~960-1970~~, particularly the electrical, heating and plumbing systems, were installed when less stringent codes were used, and these systems were not intended to meet the requirements of modern appliances and lifestyles, or the added demands of overcrowding (see the Inventory section for more information on overcrowding). With the passage of time and the aging of these homes, many of these components have exceeded their design life resulting in potentially dangerous conditions for occupants, especially the low income and elderly who may not be able to afford maintenance or replacement of these systems.

2- Housing Inventory

~~The City of Toppenish continues to experience serious problems with the physical integrity of its existing housing stock. Sixty-nine percent of the City's current inventory of single-family dwellings throughout Toppenish exhibit one or more signs of deterioration. This situation was verified by a windshield study of single-family housing in Toppenish on October 26th and October 27th, 2006 by Yakima Valley Conference of Governments' staff. All Toppenish single-family housing units were surveyed except for apartment units and manufactured homes. Categories of housing conditions were based on former CDBG General Purpose Handbook criteria with a summary of results being as follows:~~

~~The severity of defects varies with individual houses, but many significant defects are apparent among most of the homes surveyed (See photographic examples Attachment 4.) Common problems are dilapidated roofs, inappropriate and dangerous electrical systems, faulty heating systems, lack of weatherization, deteriorating structural components and weathered paint. The housing problems in Toppenish are not limited to an isolated neighborhood but are located throughout the community (See Housing Condition Map) and~~

Formatted: Heading 3, No bullets or numbering

be detrimental to the safety and well-being of the entire City. The underlying factors that account for the poor condition of the housing stock include the age of the housing and limited income of the residents.

The 2010-2023 ACS census 5-year estimates reported that of the 2,417,419 total housing units 2,353,367 units were occupied and 52,644 were vacant for an overall vacancy rate of 2.157%. Owner occupied housing totaled 1,314,293 units or 56%5-percent of the units while 1,053,660 units comprising 44%5-percent of the occupied housing stock were rental units. Additionally, the 2010 Census showed that while population remained constant between 2000 and 2010 the number of housing units decreased by 4.3-percent. Housing is currently in very short supply with demand far exceeding supply. Housing studies indicate that a vacancy rate of 4.2% to 5% is desirable to provide both free movement in the market and adequate housing maintenance practices.

3.—Overcrowding

Another measure of living conditions is overcrowding. The accepted standard defines overcrowding as the presence of more than one person per room. The 2010 census shows that 18.1 % of the dwellings are overcrowded using the standard of more than one person per room. Overcrowding increases wear and tear on a home and is very hard on aging houses in a state of decline. Overcrowding is, in large part, due to the short supply of available affordable housing in Toppenish. Overcrowding is a concern, as the presence of more occupants than a house is designed for places added stress on a home's systems and structural components reducing their design life. Table 5.5 compares overcrowding in Toppenish with Yakima County and Washington State. The rate of overcrowding in Toppenish is 2.6 times greater than Yakima County and over 7 times higher than Washington State.

TABLE 5.5: Person per Room, City of Toppenish, Yakima County and Washington State

Jurisdiction	More than 1.01 Persons Per Room	Percent with more than 1.01 Persons Per Room	1.00 or Fewer Persons Per Room	Percent with 1.00 or Fewer Persons Per Room
City of Toppenish	432	18.4%	1,921	81.6%
Yakima County	5,132	6.5%	73,943	93.5%
Washington State	64,260	2.5%	2,513,115	97.5%

2006-2010 American Community Survey 5-year Estimates, Table DP04.

To maintain suitable housing stock and provide for the expected expansion of the population, it will be necessary to develop a data base and municipal policies to address housing and related land use issues. Such information, plans and policies are essential to making housing decisions to suit the future needs of the city.

Formatted: Heading 3, No bullets or numbering

4. Value and Cost of Housing

Formatted: Heading 3

As indicated in Table 5.6, approximately 45% of the owner-occupied homes in Toppenish in 2010 were valued at less than \$100,000. The median value of an owner-occupied home in Toppenish is \$105,300 compared to \$149,700 throughout the county, and \$285,400 state-wide.

Table 5.6: Value of Owner Occupied Housing in 2010

Owner Occupied Housing Units	City of Toppenish		Yakima County		Washington State	
	Number	Percent	Number	Percent	Number	Percent
Total	1,293	---	50,710	---	1,669,396	---
Less than \$50,000	69	5.3%	4,851	9.6%	69,806	4.2%
50,000 to 99,999	517	40.0%	8,161	16.1%	71,095	4.3%
100,000 to 149,999	426	32.9%	12,413	24.5%	130,190	7.8%
150,000 to 199,999	181	14.0%	11,132	22.0%	192,654	11.5%
200,000 to 299,999	92	7.1%	8,242	16.3%	427,516	25.6%
300,000 to 499,999	8	0.6%	4,568	9.0%	491,251	29.4%
500,000 to 999,999	0	0%	1,014	2.0%	242,322	14.5%
1,000,000 or more	0	0%	329	0.6%	44,562	2.7%
Median (dollars)	\$105,300	---	\$149,700	---	\$285,400	---

2006-2010 American Community Survey 5-year Estimates, Table DP04.

5. Affordable Housing

Formatted: Heading 3, No bullets or numbering

"Affordable Housing" is a term which applies to the adequacy of the housing stock to fulfill the housing needs of all economic segments of the population. The underlying assumption is that the marketplace will guarantee adequate housing for those in upper income brackets, but that some combination of appropriately zoned land, regulatory incentives, financial subsidies, and/or innovative planning techniques may be necessary to make adequate provisions for the needs of lower income persons.

5. Income and Housing Costs

Formatted: Heading 3, No bullets or numbering

The U.S. Department of Housing and Urban Development (HUD) sets income limits that act as breaking points among low-, very low-, and moderate-income levels. For Yakima County, the income limit for a low-income family of four during fiscal year 2015 is 46,300. Because the closest American Community Survey (ACS) income data interval to this number is \$49,999, the number of families earning \$49,999 or less was used to approximate the number of low-income households in Grandview. Using this measure, approximately 18.8% of households in Grandview can be considered low-income. Due to the estimation method used, this is a slight overestimate.

Based on U.S. Department of Housing and Urban Development (HUD) criteria, 73% of all households in Toppenish are considered low-moderate income. Table 5.7.1 compares four income statistics for the city of Toppenish, Yakima County and Washington State as of

2010. Among the 14 cities in the county, Toppenish ranked the second lowest in terms of per capita income in 2010. Additionally, the incomes of 27.5% of the families in Toppenish are below the poverty level. This compares to 27.8% in 1990 to 29.2% in 2000 (1990 and 2000 Census). In 2010 the economy was just beginning to recover from a significant recession that depressed incomes levels. By 2016 the economy was in recovery and income levels had recovered. Table 5.7.2 depicts income levels as of 2016. The income gap between Toppenish, Yakima County and the State of Washington remained constant and despite higher incomes the percentage of families in poverty increased:

Because of these low-income levels, occupants of at least 54.2% of the owner-occupied housing units spent 30% or more of their income on housing, including utilities (2010 Census). Among those who rent, 63.9% pay more than 30% of their income for gross rent. When the percentage of income on housing costs exceeds 30%, the remaining income available to many low-income households is often inadequate to meet life's other necessities such as food and clothing:

Table 5.7.1: Comparison of Average Income in 2010 Statistics for City of Toppenish, Yakima County and Washington State

Jurisdiction	Per Capita Income	Medium Household Income	Medium Family Income	Percent of Families in Poverty
City of Toppenish	\$10,566	\$28,896	\$29,398	27.5%
Yakima County	\$19,325	\$42,877	\$48,004	16.8%
Washington State	\$29,733	\$57,244	\$69,328	8.2%

2006-2010 American Community Survey 5-year Estimates, Table DP03.

Table 5.7.2: Comparison of Average Income in 2016 Statistics for City of Toppenish, Yakima County and Washington State

Jurisdiction	Per Capita Income	Medium Household Income	Medium Family Income	Percent of Families in Poverty
City of Toppenish	\$13,162	\$37,109	\$38,151	30.5%
Yakima County	\$20,653	\$45,700	\$48,004	15.9%
Washington State	\$32,999	\$62,848	\$69,328	8.4%

Table 5-8 presents the breakdown of expenditures of owner-occupied housing costs by age. In 2010 54.2% of owner-occupied householders in Toppenish spend more than 30% of their income on housing; a percentage that is substantially higher than Yakima County (28.2%); and the State of Washington (33.2%):

Table 5-8. Comparison of Percentage of Income Spent on Owned Housing of City of Toppenish, Yakima County and Washington State.

Specified Owner-Occupied Housing Units	City of Toppenish		Yakima County		Washington State	
	Number	Percent	Number	Percent	Number	Percent
All Households	1,293		50,710		1,669,396	
Less than 30%	592	45.8%	36,115	71.2%	1,106,627	66.3%
30% or more	701	54.2%	14,322	28.2%	554,553	33.2%
Undetermined			273	.5%	8,126	.5%
Householders: 15 to 64 Years of Age	1036	80.1%	38,356	75.7%	1,291,929	77.4%
Less than 30%	429	33.2%	26,704	52.7%	835,802	50.1%
30% or more	607	46.9%	11,443	22.6%	449,260	26.9%
Undetermined			209	.4%	6,867	.4%
Householders: 65 Years and Over	257	19.9%	12,354	24.4%	377,476	22.6%
Less than 30%	163	12.6%	9,411	18.6	270,825	16.2%
30% or more	94	7.3%	2,879	5.7	105,293	6.3%
Undetermined			64	.1%	1,349	.1%

Source: U.S. Census Bureau, Table B25096, 2006-2010 America Community Survey 5-year estimates.

Based on HUD guidelines, housing is considered unaffordable when housing costs exceed 30% of household income. When the percentage of income expended on housing exceeds 30%, the remaining disposable income available to low-income households is often inadequate to meet life's other necessities. Often low-income homeowners are often unable to afford basic home maintenance and repairs furthering the deterioration of the housing stock of Toppenish.

Table 5-9. Comparison of Percentage of Income Spent on Owned Housing in the City of Toppenish between 2010 and 1999.

Specified Owner-Occupied Housing Units in Toppenish	2010		1999	
	Number	Percent	Number	Percent
All Households	1,293	---	1,239	
Less than 30%	592	45.8%	916	73.9%
30% or more	701	54.2%	314	25.4%
Undetermined			9	.7%
Householders: 15 to 64 Years of Age	1036	80.1%	940	75.9%
Less than 30%	429	33.2%	684	55.2%
30% or more	607	46.9%	256	20.7%
Undetermined			0	0%
Householders: 65 Years and Over	257	19.9%	299	24.1%
Less than 30%	163	12.6%	232	18.7
30% or more	94	7.3%	58	4.7
Undetermined			9	.7%

Source: U.S. Census Bureau, Table HCT081, 2000 Census Summary File 4

The percentage of low-income homeowners more than doubled in the decade between 1999 and 2010. Table 5-9 depicts a comparison during this time. In 1999 25.4% of owner occupied

~~householders in Toppenish spent 30% or more of their household income on housing compared with 54.2% in 2010.~~

City of Toppenish will continue its participation in the Yakima County HOME Consortium. The HOME Consortium expands affordable housing opportunities for low- and moderate-income households in member jurisdictions throughout the region. The HOME Consortium has participated with Yakima Valley Partners Habitat for Humanities to fund affordable single family housing units and to provided home-owner occupied rehabilitation. The HOME Consortium is currently focused on housing rehabilitation as a pressing regional need, but is still able to assist with new construction for multi- or single-family rental units and affordable housing for a homebuyer program.

BD. HOUSING NEEDS ASSESSMENT

GMA Requirement: Inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth, including:

- o Units for moderate, low, very low, and extremely low-income households;
- and
- o Emergency housing, emergency shelters, and permanent supportive housing.

1.–Existing Densities

~~2.–Overall, housing densities in the city limits of Toppenish are relatively low. City wide the housing density is 1.82 units per acre which equates to 1,165 units per square mile. The population density is 6.98 persons per acre equating to 4,467 persons per square mile. This overall density includes non-residential lands. The area of the city with the greatest density can be found in a five-block area bisected by Guyette and Rentschiller Lanes, south of Madison A venue. This area is approximately 12-acres in size and supports 108 apartment units and several single-family homes. The housing density of this area is 8.93 dwellings per acre or 5,712 dwellings per square mile. The population density of this area is approximately 42.3 persons per acre, just over 27,000 persons per square mile. By comparison the residential subdivision of Berger Addition is at the low end of the density spectrum. This 40-acre subdivision of single family homes is situated near the western city limits. The neighborhood has a housing density of roughly 2.4 dwelling units per acre, or approximately 1,550 dwellings per square mile. The estimated population density is 9.4 persons per acre or 6,080 persons per square mile. A typical 3-block area bounded by Washington and Madison Avenues, Juniper and Ivy Streets represents lands developed in the t~~

930's. This area is 11.8 acres in size with a housing density of 3.98 units per acre or 2,550 dwellings per square mile. The population density of the area is 15.75 persons per acre equating to approximately 10,080 persons per square mile.

Based on net acreage (parcel acreage minus streets) approximately 370 acres or 35% of the land area is devoted to housing.

Inventory of Vacant Buildable Land

In Toppenish, approximately 274 acres or 26% of the parcel acreage is classified as vacant or agricultural. Of this vacant acreage, about 50 acres are residentially zoned. Most of this acreage is designated as R-2 Residential. To determine the full extent of buildable land, Toppenish used GIS data to identify parcels based on a variety of factors. Buildable land is not only vacant land – for example, larger parcels can still be further developed or subdivided. Other parcels can be encumbered by critical areas such as steep slopes or floodplain that limit or exclude development. To begin this exercise, Toppenish outlined several data points assumptions using GIS, as follows:

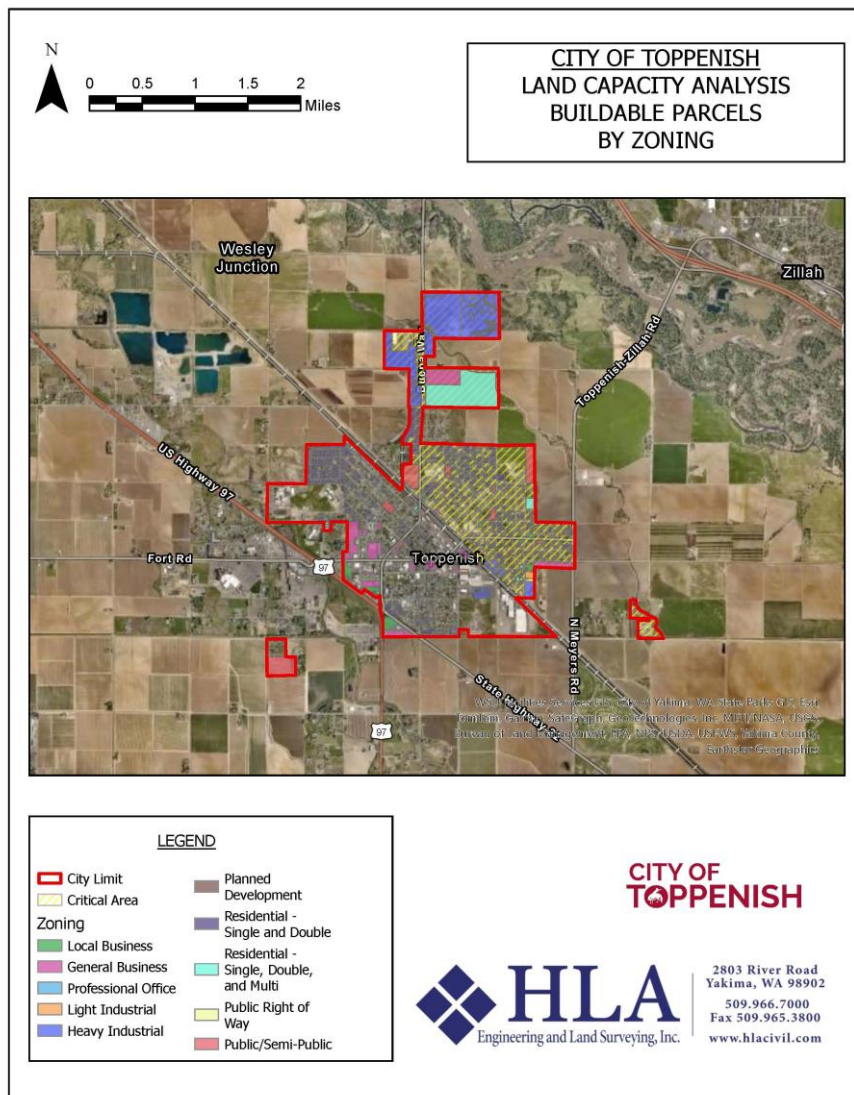
1. Total Gross Acreage: This is the total acreage of each zoning district within City Limits.
2. Identify Buildable Gross (Vacant) Acres: A parcel is assumed to be vacant and potentially developable if it has zero housing units and/or the improvement value is <\$10,000.
3. Identify Potential Infill Properties: Parcels in the Residential Zoning Districts that are greater than 0.25 acres and coded by the Yakima County Assessor's Office as "Single-Family."
4. Identify Agricultural Land: Parcels coded by the Yakima County Assessor's Office as "Agriculture."
5. Critical Areas: Identify areas with wetlands, streams, floodplain, floodway, and slopes greater than 40%.
6. Identify Underutilized Land: Identify all parcels by zoning district where the ratio of improvement value to land value is <50%.

With all of these data points identified in GIS, the following calculation was used to determine the Net Buildable Acres: *Net Buildable Acres = Buildable Gross Acreage – (AG and Critical Areas) + (Potential Infill and Underutilized)*

Based on the data, Toppenish has 478 acres of vacant, infill, and underutilized land. A significant portion of the land, however, is encumbered by the 100-year floodplain. Geographically, Toppenish is essentially split in half by the BNSF railroad line that runs through the city. Everything north of the railroad is in the 100-year floodplain.

Vacant land is assessed a deduction of 15% to account for new facilities such as roads, utility corridors, open space, et. Infill and Underutilized land is assessed a higher deduction of 25% to account for new facilities and existing on-site development that is unlikely to be modified or see significant changes. In order to account for floodplain development standards, all the deductions identified above were doubled for the residential zones. After all deductions were removed, the net buildable acres in Toppenish is 347.

The following tables summarize the GIS data. The first table includes all land south of the railroad tracks, and the second table includes all land north of the railroad tracks, in the 100-year floodplain.



Zoning	Determine Net Buildable Acreage				Density and FAR		Development Potential			
	Gross land in Acres	Deduction	Net (Acres)		Density	FAR	New Homes	EMP SqFt	New Jobs	
Local Business (B-1)	Vacant	4.24	15%	3.60	8.61	8	0.3	17	53,414	153
	Infill	0.64	25%	0.48						
	Underutil	6.02	25%	4.52						
General Business (B-2)	Vacant	6.00	15%	5.10	27.40	8	0.3	55	170,108	486
	Infill	2.28	25%	1.71						
	Underutil	27.46	25%	20.60						
Professional Offices (B-3)	Vacant	0.37	15%	0.31	0.31	8	0.3	1	1,933	6
	Infill	0.00	25%	0.00						
	Underutil	0.00	25%	0.00						
Light Industrial (M-1)	Vacant	0.00	15%	0.00	0.81	0	0.3	-	5,001	5
	Infill	0.30	25%	0.22						
	Underutil	0.77	25%	0.58						
Heavy Industrial (M-2)	Vacant	3.84	15%	3.26	4.57	0	0.3	-	28,350	28
	Infill	1.74	25%	1.30						
	Underutil	0.00	25%	0.00						
Residential (R-1)	Vacant	5.43	15%	4.61	46.32	4.5	0.005	208	4,792	14
	Infill	55.61	25%	41.71						
	Underutil	0.00	25%	0.00						
Residential (R-2)	Vacant	0.79	15%	0.67	4.16	8	0.005	33	430	1
	Infill	4.64	25%	3.48						
	Underutil	0.00	25%	0.00						
Public\Semi-Public (SP)	Vacant	0.35	15%	0.30	14.70	0	0.03	-	9,128	26
	Infill	0.83	25%	0.62						
	Underutil	18.38	25%	13.79						
Total		139.70	5.20	106.87				314	273,156	719

Zoning	Determine Net Buildable Acreage in Floodplain				Density and FAR in Floodplain		Development Potential Floodplain			
	Gross land in Acres	Deduction	Net Acres		Density	FAR	New Homes	EMP SqFt	New Jobs	
Local Business (B-1)	Vacant	2.62	15%	2.23	5.06	8	0.3	10	31,427	90
	Infill	2.12	25%	1.59						
	Underutil	1.67	25%	1.25						
General Business (B-2)	Vacant	2.05	15%	1.74	16.88	8	0.3	34	104,803	299
	Infill	0.00	25%	0.00						
	Underutil	20.19	25%	15.14						
Professional Offices (B-3)	Vacant	2.32	15%	1.97	4.25	8	0.3	9	26,399	75
	Infill	0.00	25%	0.00						
	Underutil	3.04	25%	2.28						
Light Industrial (M-1)	Vacant	0.00	15%	0.00	0.00	0	0.3	-	-	-
	Infill	0.00	25%	0.00						
	Underutil	0.00	25%	0.00						
Heavy Industrial (M-2)	Vacant	152.51	15%	129.64	134.86	0	0.3	-	837,130	837
	Infill	0.00	25%	0.00						
	Underutil	6.97	25%	5.23						
Residential (R-1)	Vacant	16.72	30%	11.70	31.34	4.5	0.005	35	3,243	9
	Infill	38.12	50%	19.06						
	Underutil	1.16	50%	0.58						
Residential (R-2)	Vacant	4.22	30%	2.95	32.54	8	0.005	65	3,366	10
	Infill	0.91	50%	0.45						
	Underutil	58.26	50%	29.13						
Public\Semi-Public (SP)	Vacant	15.65	15%	13.30	21.13	0	0.03	-	13,117	37
	Infill	0.00	25%	0.00						
	Underutil	10.44	25%	7.83						
Total		338.96		246.08	241.01			153	1,019,485	1,358

It is important to note that the vast majority of buildable land in Toppenish is infill or underutilized. There is not a significant amount of vacant land that can be subdivided and developed.

Population and Housing Projections ~~Growth~~

In accordance with Growth Management Act (GMA) requirements, Yakima County released its final 2046 Housing Allocations on June 6, 2025. The report responds directly to newly expanded housing requirements introduced in 2021 through House Bill 1220. In addition to requiring the identification of housing needs by income tier, the legislation directs counties and cities to plan for an accommodate housing that is affordable to all income levels.

Using the Department of Commerce's Housing and Planning Tool (HAPT), the county-wide housing needs were allocated to the cities and unincorporated areas. The HAPT allocates housing to six identified income bands based on Area Median Income (AMI):

- 0-30% AMI (extremely low-income)
 - 0-30% AMI includes Permanent Supportive Housing (PSH) and Non-PSH
- 31-50% AMI (very low-income)
- 51-80% AMI (low-income)
- 81-100% AMI (moderate income)
- 101-120% AMI (middle-income)
- Over 120% AMI (higher-income)

The HAPT includes several methods for housing allocation. Yakima County used Method C, which "provides a balanced and straightforward way to distribute housing across jurisdictions while reflecting demographic projections." The HAPT is intended to ensure that each city, including unincorporated areas, receive a fair share of the total housing needs.

In setting up the HAPT tool, the first step is to select the County, projection year, and population target. As indicated in the Population Allocation above, Yakima County used its AAGR as the preferred growth rate, which yields a slightly higher 2046 population than the OFM Medium Projection. Step 1 identified a total housing need of 22,057 new units to be distributed throughout the county.

Housing Needs Projections for Selected County, Projection Year, and Population Target
Complete Steps 1, 2, and 3 to access countywide projections

Step 1
Select a County
Yakima ✓

Table 1: OFM GMA Population Projections, 2046

Yakima County Projected Population, 2046			
	Low	Medium	High
Projected Population (2046)	257,133	289,519	341,661

Step 2
Select a Projection Year
2046 ✓

Table 2: Projected Countywide Housing Needs Based on User Inputs
Yakima County
Population Target = 297,319

	Total	Affordability Level (% of Area Median Income)							Emergency Housing/Shelter Beds
		0-30% Non-PSH	0-30% PSH	30-50%	50-80%	80-100%	100-120%	120%+	
Total Future Housing Needed (2046)**	114,482	8,261	4,495	25,742	36,353	12,706	8,282	18,643	1,951
Estimated Housing Supply (2020)*	89,425	4,351	228	20,264	33,325	10,917	7,070	13,270	572
Net New Housing Needed (2020-2046)	25,057	3,910	4,267	5,478	3,028	1,789	1,212	5,373	1,379

Allocation method C in the HAPT then distributes housing to the cities and unincorporated areas of the County based on user input. The City of Toppenish was allotted 0.83% of the overall County housing allocation, or 208 units.

It should be noted that the future population allotment for Toppenish in the HAPT analysis is lower than the April 4, 2025, Yakima County population projection, in fact showing a deficit in 2046. Based on discussion with Yakima County, the correct population number to use as the 2046 population allocation is from the April 4, 2025 projection, not from the June 6, 2025 HAPT. For purposes of this analysis and future drafting of the Comprehensive Plan, Toppenish will use the projected 2046 population number of 9,254.

HOUSING ALLOCATION FROM SELECTED SHARES

Future Population (2046)	Total Units Allocated (2020-2046)	Permanent Housing Needs by Income Level (% of Area Median Income)						
		0-30%		>30-50%	>50-80%	>80-100%	>100-120%	>120%
		Non-PSH	PSH					
8,721	208	34	37	48	25	15	10	39

Analyzing the existing housing supply vs. the anticipated need yields completely different results for projected housing needs by income bracket. The calculated percentage of existing housing in each income bracket is:

Table 3 – Estimated Housing Allocation by Income Level (2020 Census)			
	Income Level (% of AMI)	Existing Percentage of households by Income Level (2020 Census)	Estimated Housing
2020 Estimated Housing by Income Level: 2,454	0-30% Non PSH	4%	104
	0-30% PSH	0%	0
	>30-50%	36%	879
	>50-80%	51%	1,258
	>80-100%	5%	121
	>100-120%	1%	31
	>120%	2%	61

If the projected HAPT housing allocation was distributed throughout the city based on the 2020 Census estimate, the required housing by income level is completely different than allocated in the HAPT.

Table 4 – Housing allocation by income level based on existing distribution

	Income Level (% of AMI)	Existing Percentage of Households by Income Level (2020 Census)	Estimated Housing
2046 Estimated Housing by Income Level: 208	0-30% Non PSH	4%	9
	0-30% PSH	0%	0
	>30-50%	36%	75
	>50-80%	51%	107
	>80-100%	5%	10
	>100-120%	1%	3
	>120%	2%	5

Rather than allocate housing by income band based on the existing distribution, the HAPT includes a substantially higher allocated percentage across the lowest income bands. When considering the distribution county-wide, there is no consideration for local trends or demographics. The HAPT required distribution percentages noted below are consistent for all cities in Yakima County.

Table 5 – Housing allocation comparison – HAPT and estimated distribution

	Income Level (% of AMI)	Existing Percentage of Households by Income Level (2020 Census)	Estimated Housing	HAPT required distribution	HAPT allocated housing by income level	Change 2020 distribution vs HAPT requirement
2046 Estimated Housing by Income Level: 208	0-30% Non PSH	4%	9	16%	34	25
	0-30% PSH	0%	0	18%	37	37
	>30-50%	36%	75	23%	48	-27
	>50-80%	51%	107	12%	25	-82
	>80-100%	5%	10	21%	15	5
	>100-120%	1%	3	5%	10	7
	>120%	2%	5	19%	39	34

Formatted Table

As the difference in numbers indicate, the HAPT is requiring more of the 0-30% low-income housing than is currently in Toppenish, but a lower amount of the 30-50% and 50-80% levels. Overall, the Low Income (0-80%) allocation is actually less with the HAPT (144) than a projection using the 2020 Census distribution (190).

Another identified challenge in the HAPT is the significant increase in housing units when examining the population allocation vs. the average household size in Toppenish. The calculated difference requires an additional 100 housing units based on the HAPT analysis.

Housing Allocation vs. Population Projection		
Source	Population Projection	HAPT Housing Allocation
Population Increase	400	400
HH Size	3.67 (2020 Census)	1.92 (HAPT Calculated)
# Housing Units	108	208

Toppenish does not fully agree with the Yakima County housing allocation as presented in the HAPT, but given the housing allocation vs. projected population, can support it. The HAPT requires 100 more houses over the planning period than what was calculated based on average household size. As the Land Capacity Analysis will show, Toppenish has sufficient capacity to support the HAPT housing allocations. The challenge will be meeting the growth target. Toppenish has not seen much development in recent years despite a generous code with multiple housing opportunities in all zones. Updates in the Housing Element and Development Regulations to allow ADUs, Unit Lot Subdivisions, and additional infill opportunities should be a catalyst for new and unique housing opportunities in the city.

When reviewing demographics, Toppenish has a 17.6% poverty rate, higher than both Yakima County (15.8%) and Washington State (10.3%). The median household income in Toppenish is \$67,776, again lower than Yakima County (\$69,525) and Washington State (\$94,605). Given these metrics, the lower income (0-80% AMI) allocation makes sense for the City of Toppenish. The primary challenge with the 0-30% AMI will be the PSH allocation. While Toppenish does have some services available in city limits, the majority of PSH-type services in Yakima County are in and around the City of Yakima. The allocation of PSH housing will likely require an existing or new PSH provider to locate in Toppenish.

Zoning districts in Toppenish allow for a variety of housing types and density levels, as outlined below.

Table 1: Allowed Housing and Density by Zoning District		
Zoning District	Permitted Housing Types	Density Allowed
R1-Residential	- Single Family - Duplex	6-10 du/ac (SF and DU)
R2-Residential	- Single Family - Duplex - Multiple Family Dwelling	6-10 du/ac (SF and DU) 15 du/ac (MF)
B1-Local Business	- Single Family - Duplex - Multiple Family Dwellings and Apartment Dwellings	6-10 du/ac (SF and DU) 15 du/ac (MF)
B2-General Business	Apartment Dwellings	No max density
B3-Professional Office	- Single Family - Duplex - Multiple Family Dwellings	6-10 du/ac (SF and DU) 15 du/ac (MF)
PD-Planned Development	- Single Family - Duplex - Multiple Family Dwelling	No max density

Accessory Dwelling Units (ADUs) – the City of Toppenish does not currently permit ADUs. The addition of ADUs to the code will happen during this periodic update. Since they are not currently allowed, there is no historical data that can be utilized to project ADU construction in the future. To estimate potential ADU construction, the City of Toppenish used GIS data to determine the number of Single Family Homes in city limits, and added those to the projected Low Density capacity. There are currently 1,755 single-family homes in city limits. When added to the projected capacity (73), it is estimated that Toppenish will have approximately 2,129 single-family homes in city limits by 2046. Since there is not a significant amount of vacant land in city limits, only the vacant R-1 zoned property was used to assess future capacity.

To begin this analysis, we estimate that 5% of homes, existing and projected, will construct ADUs during the planning period. State law changes require all cities to allow at least 2 ADUs on lots with single-family dwellings, but logistically that will be challenging in many

Commented [JC4]: Update with new ADU code

areas of Toppenish. If 5% of homes elect to construct ADUs at a rate of 1.5 per lot, that yields approximately 137 ADUs by 2046.

Relate Zone Categories to Potential Income Levels and Special Housing Served

As shown in Table 1 above, Toppenish allows for a wide range of housing options across its zoning districts. Those housing types will be combined into a zone category to determine capacity based on affordability. The identified zone categories will be assigned an assumed affordability level based on market rate and subsidized housing.

Table 1 – Zone Categories and Housing Served				
Zoning Category	Typical Housing Types Allowed	Lowest Potential Income Level Served		Assumed Affordability Level for Capacity Analysis
		Market Rate	With Subsidies	
Low Density	Detached Single Family Home	Higher Income >120% AMI	Not typically feasible	Higher Income >120% AMI
Moderate Density	Duplex, townhome, triplex	Moderate Income 81-120% AMI	Not typically feasible	Moderate Income 81-120% AMI
High Density	Multifamily dwellings, apartment dwellings	Low income 51-80% AMI	Very low income 0-50% AMI	Low Income 0-80% AMI
ADU	Accessory Dwelling Units	Low income 51-80% AMI	Very low income 0-50% AMI	Low Income 0-80% AMI

The GIS analysis provided unit capacities for each zoning district. This was based on a variety of factors including the net developable land in acreage and average or assumed densities. Where multiple housing types are allowed within each zone, the capacity was then distributed based on an assumed buildout rate of those housing types.

Table 2 – Capacity by Distributed Zone Category				
Zone	Assigned Zone Category	Capacity (Units)	Assumed Future Residential Distribution	Capacity
R1-Residential	Low Density	349	85%	297
	Moderate Density		15%	52

Formatted: Heading 4

R2-Residential	Low Density	294	25%	73
	Moderate Density		50%	147
	High Density		25%	73
B1-Local Business	Low Density	27	10%	3
	Moderate Density		40%	11
	High Density		50%	14
B2-General Business	High Density	89	100%	89
B3-Professional Office	Low Density	9	10%	0
	Moderate Density		40%	4
	High Density		50%	5

Combining the assumed densities of each housing type by Zone Category yields the following capacities.

Table 4 - Summary of Capacity by Zone Category	
Zone Category	Capacity in Zone Category
Low Density	374
Medium Density	214
High Density	180
ADU	137

Compare Projected Housing Needs to Capacity

In this final step, all preceding analysis is combined. The identified housing capacity by income level is summarized for each zone category and assessed per the identified capacity.

Table 5 - Housing Capacity by Income Level					
Income Level (H ADU)	Projected Housing Need	Assigned Zone Category	Assigned Housing Needs	Total Capacity	Capacity Surplus or Deficit
0-30% PSH	34	High Density	144	180	173

Formatted: Heading 4

0-30% Other	37			(137 ADU)	
>30-50%	48				
>50-80%	25				
>80-100%	15	Moderate Density	28	214	189
>100-120%	10				
>120%	39	Low Density	39	374	335
Total	208		208	768	560

Toppenish has sufficient capacity to accommodate all required housing at all income levels. However, one main challenge will be commencing construction. Toppenish has not processed many development permits in recent years, as evidenced by the Yakima County's initial population allocation of -0.07%. This is compounded by about 2/3 of the buildable land being encumbered by the 100-year floodplain, and also by the lack of actual vacant land in city limits. Developing in the floodplain is not impossible but carries with it greater upfront development costs. While many existing parcels are buildable due to larger lot sizes, the logistics of adding density to an existing lot or demolishing an older SFR to replace with a duplex or larger can be costly and difficult to design.

Between 2000 and 2010 the city experienced little population growth. During this period, the number of housing units decreased by 4.3%. The modest growth in population was absorbed by an increase in the number of persons per household. In 2000 there was an average of 3.88 persons per household compared to 3.98 in 2010. During this period there was little change in the housing vacancy rate

From 2010 to 2017 a total of 45 new housing units were added to the City's housing stock. Of these two-thirds (66.6%) of the units were multi-family dwellings, and one-third (33.3%) were single family dwellings. The multi-family units consisted of an apartment complex constructed by the Yakima Housing Authority for low and moderate-income families. Half of the singlefamily dwellings were constructed through a program with Yakima Valley Partners Habitat for Humanity [YVPHH]. YVPHH used subsidies that enabled low income families the opportunity to afford the homes. This trend is a continuation of the past decade and is expected to continue based on the economic profile of the population and availability of suitable lands. In 2006 Catholic Charities Family Housing constructed a 26-unit apartment complex. The apartment complexes by both the Yakima Housing Authority and Catholic Charities were constructed as family housing consisting of three-bedroom units. Accordingly, the typical number of persons per household of these units is somewhat higher than typical apartment units.

The 2017 population estimate for Toppenish was 9,085 persons (Office of Financial Management [OFM]). The 2040 population projections used in this Comprehensive Plan are discussed in the Land Use Element. The medium projection, identified as the likeliest 2040 population projection given current trends, is 9,955 for an increase of 870 persons. The increase in 5-year increments is depicted in Table 5-10 and includes persons per housing type based on the assumption that one-third (33.3%) of the new dwellings in Toppenish will be single family dwellings and two-thirds or 66.6% will be multi-family dwellings. The analysis also assumes that the number of persons per household in 2010 will remain similar during the 20-year planning period. Table 5-10 depicts the population increase in single family and multi-family units.

Table 5-10 City of Toppenish Population Projections

Year	Total Population	Population increase	Population Increase by Unit Type	
			Single Family	Multi-Family
2017	9,085	-----	-----	-----
2020	9,241	156	52	104
2025	9,454	213	142	213
2030	9,642	188	125	188
2035	9,810	168	112	168
2040	9,955	145	98	146
Total	-----	870	290	580

Table 5-11 depicts the number of dwelling units required to absorb the population based on an average occupancy of 4.0 persons per single family dwelling and 3.8 persons per multi-family dwelling. In addition to those needs displayed by the current housing stock, new construction will be needed to increase the vacancy rate and to provide for population growth.

Table 5-11 Number of Dwelling Units Required

Year	Single Family	Multi-Family	Total
2020	43	27	40
2025	48	37	55
2030	46	33	49
2035	44	29	43
2040	42	25	37
Total:	72	152	224

Table 5-12 Additional Acreage Required for Housing

Year	Single Family	Multi-Family	Total
------	---------------	--------------	-------

2020	4.3	3.2	7.5
2025	5.9	4.4	10.3
2030	5.2	3.9	9.1
2035	4.6	3.5	8.1
2040	4.0	3.0	7.0
Total	24.0	18.0	42.0

The potential exists within the city for mixed use building (residential units above existing commercial in the downtown core), duplexes, triplexes, four-plex's, and small-scale apartment buildings. The current inventory of vacant lands will accommodate this projected growth. However, to provide for market choice, it is likely that some lands for new housing will be accommodated through annexation.

G.E. ADEQUATE PROVISIONS ~~COORDINATED HOUSING STRATEGY~~ FOR TOPPENISH

GMA Requirement:

- Makes adequate provisions for existing and projected housing needs for all economic segments of the community, including:
 - Incorporating consideration for low, very low, extremely low, and moderate-income households;
 - Documenting programs and actions needed to achieve housing availability including gaps in local funding, barriers such as development regulations, and other limitations;
 - Consideration of housing locations in relation to employment location; and
 - Consideration of the role of accessory dwelling units in meeting housing needs.

To establish adequate provisions and document potential barriers to affordable housing, this section of the Housing Element will consider the following topics:

- Development Regulations
- Potential process obstacles
- Land/environmental constraints
- Funding gaps

Development Regulations

Development regulations in Toppenish are primarily codified in the following Toppenish Municipal Code (TMC) Titles:

- TMC Title 14 – Development Code Administrative Procedures

Formatted: Font: Not Bold, Highlight

Formatted: Heading 2

Formatted: Bulleted + Level: 1 + Aligned at: 0.25" + Indent at: 0.5"

- [TMC Title 15 – Buildings and Construction](#)
- [TMC Title 16 – Subdivisions](#)
- [TMC Title 17 – Zoning](#)
- [TMC Title 18 – Environmental Policy](#)

[Many code sections within the development regulations have not been updated in several years. This will be explored in greater detail in the review matrix below.](#)

[Potential Process Obstacles](#)

[Toppenish recently updated its website to include more information on the development process. While there are some opportunities to find and submit permit applications online, it is not clear how that is accomplished for all application types. For example, the webpage has a link to an online fillable SEPA Checklist, but there are no other permit types that can be found. This will be explored in greater detail in the review matrix below.](#)

[Land and Environmental Constraints](#)

[As discussed in the Housing Needs Assessment, much of the vacant/developable land in Toppenish is encumbered by the 100-year floodplain. Toppenish is also in a unique situation where the city is located entirely within the Yakama Nation tribal boundaries, so any potential expansion of the UGA to include additional land outside of the floodplain will require coordination with both the Yakama Nation and Yakima County. This will be explored in greater detail in the review matrix below.](#)

[Funding Gaps](#)

[Toppenish does not receive direct HUD funding for housing programs, which limits its ability to provide or solicit funding for affordable housing. This requires private and/or nonprofit housing organizations to obtain and secure funding for new affordable housing developments. This will be explored in greater detail in the review matrix below.](#)

Adequate Provisions Matrix

Barrier	Likely to affect housing production?	Why or why not	Actions needed
Development Regulations			
Allowance of moderate density housing types such as: Duplex, Triplex, 4-6 plex, Townhomes, Cottage Housing, etc.	Yes	Toppenish does allow both single-family and duplex development in both of its residential zones. The R2 zone also allows multiple-family dwellings and apartments. There are no other identified housing options in the code.	Update code provisions to include other residential uses such as triplex, 4-6 plex, cottage housing, etc. that can provide alternative residential uses.
Accessory Dwelling Units (ADUs)	Yes	Toppenish updated its Zoning Ordinance to allow for ADUs in 2026, so it will take some time to realize the impact of this new use.	Communicate with the public that ADUs are an available option. Ensure that staff and the public are aware of this new opportunity for residential development.
Lot size requirements	Yes	Toppenish requires larger lot sizes for residential uses than most Yakima County jurisdictions. For example, the minimum lot size for single-family homes is 7,200 square-feet in all zones where allowed.	Consider a reduction to minimum lot sizes for residential development.
Outdated subdivision requirements	Yes	Toppenish is not taking advantage of the 9-lot short plat allowance. Currently, short plats are capped at 6-lots.	Update the subdivision code to allow short plats up to 9-lots.
Parking Requirements	Yes	Toppenish requires 2-spaces per unit for single-family and duplex, and 1.5 spaces per unit for multifamily.	Consider alternative parking requirements, particularly when additional housing options, as identified above, are explored. Update parking standards for

Formatted: Font: Bold

Formatted Table

Formatted: Font: Bold

Formatted: Font: Bold

			affordable housing developments for consistency with state requirements.
Nonconforming Residential Uses	Yes	Nonconforming structures in Toppenish are not allowed to be enlarged or expanded. Typically, nonconforming residential uses are located in commercial or industrial zones and are occupied by lower-income households.	Consider modification to the TMC 17.72 to allow for the expansion of nonconforming residential uses.
Potential Process Obstacles			
Unclear development process	Yes	The Toppenish webpage provides limited guidance on the development process.	Update the website to provide clear instructions on how to initiate the development process. Include all available application types online.
Language Barrier	Yes	According to the 2023 ACS 5-year estimates, 71% of the population speaks Spanish at home.	Explore options to provide development and application information in both English and Spanish.
Land and Environmental Constraints			
Outdated SEPA Thresholds	Yes	Flexible thresholds in Toppenish have not been updated for several years.	Review higher residential exemption levels, including infill, as outlined in WAC 197-11-800(1) and consider increases that would support additional housing in Toppenish.
Floodplain	Yes	The entire northeastern portion of the city is within the Yakima River's 100-year floodplain.	While removal from the floodplain is not a likely option, there are several steps that Toppenish could take: 1. Provide information to staff and residents on the impacts of being in the floodplain by

			coordinating a training/informational session with the Yakima County Flood Control Zone District (FCZD). 2. Produce a brochure or online link to materials that inform residents of building code and process requirements for development within the floodplain. 3. Include a link to FEMA's webpage to provide residents information on floodplain insurance. 4. Participate in any future Floodplain analysis as undertaken by the FCZD, FEMA, or others.
UGA Expansion	Yes	There are limited opportunities to expand the UGA into areas that would be more favorable to development.	Coordinate with Yakima County and the Yakama Nation to identify potential areas for expansion that could increase development opportunities in Toppenish.
Funding Gaps			
Identify and work with Local Partners	Yes	Toppenish has some existing development from affordable housing partners such as Catholic Charities Housing Services and the Yakima Housing Authority.	Identify other potential housing partners that could develop affordable housing in Toppenish. Provide support letters for grant applications when requested.

<u>Affordable Housing Programs</u>	<u>Yes</u>	<u>Toppenish does not include any code provisions for programs that would provide a density bonus, height bonus, parking restrictions, etc.</u>	<u>Explore affordable housing incentive programs to include in the development regulations.</u>
------------------------------------	------------	---	---

As is the case with most communities, Toppenish's housing problems are a result of complex physical, social, and economic realities. Because of the complexity of these problems, a coordinated approach is necessary to address them. A coordinated housing strategy for Toppenish should include:

- ◆—Consideration and implementation of the housing goals, policies and objectives: Land use decisions, new municipal ordinances and the allocation of available resources should be made in consideration the goals, policies and objectives contained in this comprehensive plan;
- ◆—2) A target area or areas for housing rehabilitation should be indicated with the plan and used to guide future activities aimed at improvement of the existing housing stock; and
- ◆—3. Implementation of needed improvements in the Capital Facilities and Transportation Elements could result in greater opportunity for growth in Toppenish. The addition of more people in Toppenish, particularly those active in the community work force will add to the viability of the community.

F. RACIALLY DISPARATE IMPACTS

GMA Requirement:

- Identifies local polices and regulations that result in racially disparate impacts, displacement, and exclusion in housing, including:
 - Zoning that may have a discriminatory effect;
 - Disinvestment; and
 - Infrastructure availability.
- Identifies and implements policies and regulations to address and begin to undo racially disparate impacts, displacement, and exclusion in housing caused by local policies, plans, and actions;
- Identifies areas that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and capital investments; and
- Establishes antidisplacement policies, with consideration given to the preservation of historical and cultural communities as well as investments in low, very low, extremely low, and moderate-income housing; equitable development initiatives; inclusionary zoning; community planning requirements; tenant protections; land disposition policies; and consideration of land that may be used for affordable housing.

Formatted: Heading 2

The GMA requires the Housing Element to identify and implement policies and regulations to address and begin to undo racially disparate impacts, displacement, and exclusion in housing caused by local policies, plans and actions.

Demographics

Formatted: Heading 3, No bullets or numbering



Populations and People
Total Population
8,854
P1 | 2020 Decennial Census



Employment
Employment Rate
61.9%
DP03 | 2023 American Community Survey 5-Year Estimates



Families and Living Arrangements
Total Households
2,367
DP02 | 2023 American Community Survey 5-Year Estimates

Based on the 2020 Census, City of Toppenish has a population of 8,854 people, 84% of whom are Hispanic or Latino. The city has 2,415 households and an average household size of 3.94 persons. Spanish is the primary language spoken at home at 74.5%; 25.1% of homes speak English only.

The median age in Toppenish is 28.1. 31.3% of the population is under 18 years old and 11.9% of the population is over the age of 65.

The median household income in Toppenish is \$67,766 which is similar to Yakima County (\$68,015) and below WA State (\$94,952). Approximately 8.4% of Toppenish residents have a bachelor's degree or higher.



Income and Poverty
Median Household Income
\$67,766
S1901 | 2023 American Community Survey 5-Year Estimates



Housing
Total Housing Units
2,453
H1 | 2020 Decennial Census



Race and Ethnicity
Hispanic or Latino (of any race)
7,474
P9 | 2020 Decennial Census

The city has a 61.5% employment rate, with the top 3 sectors being Agriculture, forestry, fishing and hunting, and mining (29.8%), Educational services, and health care and social assistance (17.5%), and Manufacturing (11.5%).



Education
Bachelor's Degree or Higher
9.1%
S1501 | 2023 American Community Survey 5-Year Estimates



Health
Without Health Care Coverage
16.8%
S2701 | 2023 American Community Survey 5-Year Estimates

About 62.0% of homes are owned in the city limits. The median gross rent for rental housing is \$945 per month.

Racially disparate impacts can occur when policies or development regulations can result in a disproportionate effect on one or more racial groups. Metrics and data below will examine impacts among residents in Toppenish.

Occupancy and Homeownership Rates

Of the occupied housing units in Toppenish, a little over half (55%) are owner-occupied, with about 45% renter-occupied.

Formatted: Normal

Occupancy Characteristics			
	Total	Owner	Rental
Total Units	2,419	-	-
Occupied Units	2,367	1,314	1,053
Vacant Units	52		
Source: 2023 ACS 5-year estimates			

Overcrowding

Another measure of living conditions is overcrowding. The accepted standard defines overcrowding as the presence of more than one person per room. The 2023 ACS 5-year estimates shows that 19.3 % of the dwellings are overcrowded using the standard of more than one person per room. Overcrowding increases wear and tear on a home and is very hard on aging houses in a state of decline. Overcrowding is, in large part, due to the short supply of available affordable housing in Toppenish. Overcrowding is a concern, as the presence of more occupants than a house is designed for places added stress on a home's systems and structural components reducing their design life. Table 5.5 compares overcrowding in Toppenish with Yakima County and Washington State. The rate of overcrowding in Toppenish is 2.5 times greater than Yakima County and over 5.4 times higher than Washington State.

Persons Per Room - Comparison				
Location	More than 1.01 Persons Per Room		1.00 or Fewer Persons Per Room	
	Number	Percent	Number	Percent
City of Toppenish	457	19.30%	1,910	80.70%
Yakima County	7,104	7.80%	83,437	92.20%
WA State	114,496	3.60%	3,053,584	96.40%
Source: 2023 ACS 5-year estimates				

Value and Cost of Housing

As indicated in Table 5.6, approximately 40% of the owner-occupied homes in Toppenish in 2023 were valued at less than \$200,000. The median value of an owner-occupied home in Toppenish is \$214,200 compared to \$281,100 in Yakima County, and \$519,800 in Washington State. When comparing housing value and cost to income and poverty rates (Table 5.7), Toppenish again ranks lower than Yakima County and Washington State.

Value of Owner Occupied Housing						
Value	Toppenish		Yakima County		WA State	
	Number	Percent	Number	Percent	Number	Percent
Total	1,314	-	54,112	-	1,929,694	-
Less than \$50,000	32	2.40%	3,709	6.90%	56,115	2.90%
\$50,000-\$99,999	61	4.60%	2,555	4.70%	36,479	1.90%
\$100,000-\$149,999	215	16.40%	4,479	8.30%	39,785	2.10%
\$150,000-\$199,999	208	15.80%	5,469	10.10%	50,078	2.60%
\$200,000-\$299,999	668	50.80%	13,492	24.90%	185,461	9.60%
\$300,000-\$499,999	110	8.40%	17,777	32.90%	558,101	28.90%
\$500,000-\$999,999	13	1.00%	6,012	11.10%	734,021	38%
\$1,000,000 or more	7	0.50%	619	1.10%	269,654	14%
Median	\$214,200	-	\$281,100	-	\$519,800	-

Source: 2023 ACS 5-year estimates

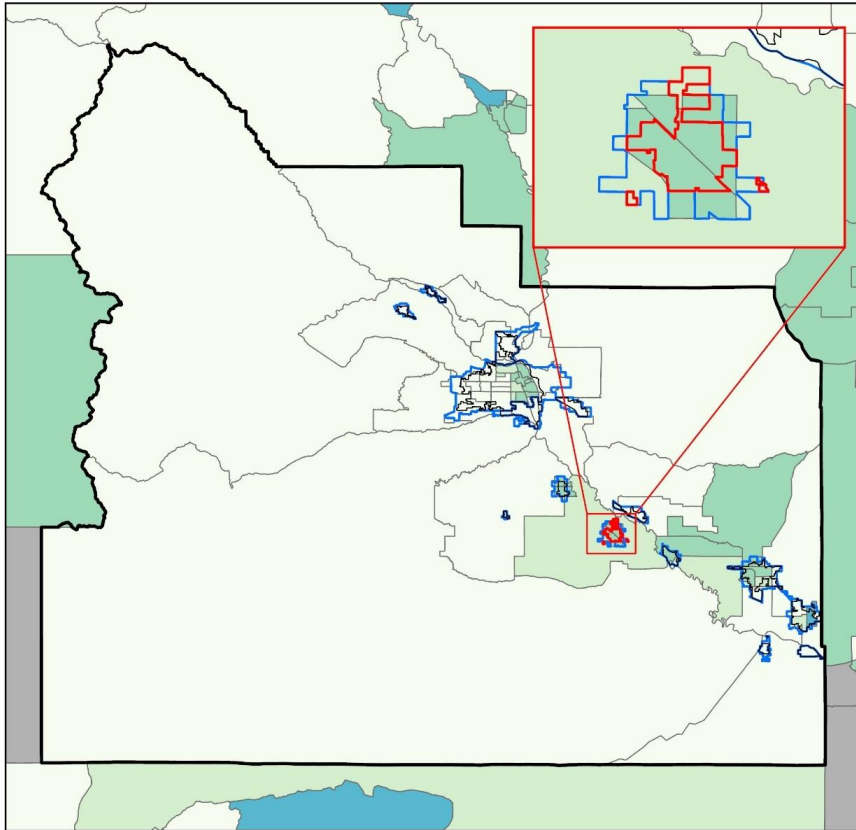
Income and Poverty - Comparison		
Jurisdiction	Median Household Income	Poverty Rate
City of Toppenish	\$ 67,766.00	0.176
Yakima County	\$ 68,015.00	0.154
WA State	\$ 94,952.00	0.099

Housing Costs are also identified as a percentage of household income. As Table X shows, rental units are more likely to have household costs in excess of 30% of their monthly income.

Percentage of Household Income			
% of Household Income	Housing Units with a Mortgage	Housing Units without a mortgage	Rental Units
< 20%	44.10%	70.50%	58.50%
20-24.9%	7.90%	4.10%	17.10%
25-29.9%	26.20%	4.80%	11.30%
30-34.9%	7.30%	9.70%	10.00%
> 35%	14.50%	10.80%	20.30%

When analyzing available data alongside the Displacement Risk map, it is easy to see why most of Toppenish is at high risk for displacement. Considerations in the Housing Element, along with corresponding updates to development regulations will be important components of this Periodic Update to minimize displacement risk and mitigate racially disparate impacts.

CITY OF TOPPENISH
Displacement Risk



Legend

- Toppenish City Limit
- Urban Growth Area
- Yakima County
- Low Displacement Risk
- Moderate Displacement Risk
- High Displacement Risk
- Demographic and Market Change
- N/A

This map indicates census tracts which may have experienced Demographic and Market Change, including possible displacement. These findings alone do not confirm Demographic and Market Change or displacement, but act as a starting point for additional analysis and community engagement to determine if there was displacement and the scope of displacement.

Washington Department Of Commerce. "Draft Displacement Risk Map" [Dataset]. 9/2023. <https://experience.arcgis.com/experience/d26f4383cab3411cb45f39ddfc666b74/>

0 25 Miles



D-G GOALS AND POLICIES

GMA Requirement:

- Statement of goals, policies, and objectives, and mandatory provisions for the preservation, improvement, and development of housing, including single-family residences, and moderate density housing options including, but not limited to, duplexes, triplexes, and townhomes.:-

This section presents the goals and policies for housing in the City of Toppenish. In addition, the Growth Management Act has designated cities, town and their associated urban growth areas as the primary areas for urban growth. To achieve inter-jurisdictional consistency countywide planning policies have been adopted by each jurisdiction in Yakima County. ~~An analysis of County Planning Policies applicable to this element is presented in Appendix A:-~~

GOAL H-1: Encourage a variety of affordable, well-designed and attractive housing types and options for all Toppenish residents.

Policy H-1.1 Support the development of a mix of housing types and densities ~~stock~~ that meets the varied and diverse needs of the ~~present~~ community ~~while attracting high income residents~~ at all income levels.

Objective: Encourage the construction of new units to increase the housing supply. New construction should provide for ~~moderate to low, very low, and extremely low-~~ income households, including moderate-income households, and elderly market demand as well as upscale residences. It should also provide for an appropriate mix of housing types and intensities (single family, duplex, triplex, townhomes, ADUs and multifamily)

Objective: Encourage the construction of new housing units based on local need in consideration of:

- 1) Existing vacancy rates of owner and renter occupied households;
- 2) The number of households expected to reside in Toppenish in the next twenty years; and
- 3) The number of dwelling units that are dilapidated and not suitable for rehabilitation.

Formatted: Heading 2

Formatted: Bulleted + Level: 1 + Aligned at: 0.25" + Indent at: 0.5"

Objective: Allow, on individual lots in all residentially zoned areas, manufactured housing that meet accepted standards for site built homes.

Policy H-1.2 Evaluate local development standards and regulations for effects on housing costs and allowed uses. Modify development regulations ~~which unnecessarily add to housing costs~~ to increase allowed housing types.

Objective: Support innovative and creative housing incentives such as density bonuses, financial incentives, fee waivers, impact exemptions, multi-family tax exemptions (MFTE), and inclusionary zoning methods to encourage the development of affordable, diverse housing types, including emergency housing and permanent supportive housing.

Objective: Update development regulations to take advantage of increased state SEPA thresholds related to housing.

Policy H-1.3 The city ~~should consider~~ shall update its development regulations to allowing Accessory Dwelling Units (ADUs) ~~apartments as conditional permitted uses in on single family~~ all parcels ~~residential zoning~~ that include a single-family home, duplex, triplex, townhome, or other housing unit ~~classifications~~.

Policy H-1.4 Monitor housing availability.

Objective: Develop a record keeping and evaluation system that accurately measures the impact of programs on local housing problems.

Objective: Make current housing information available to potential developers and encourage its use in the consideration of development alternatives.

Objective: Provide for the periodic updating of existing plans and the ongoing analysis of housing problems.

Policy H-1.5 Work cooperatively with public agencies, non-profit housing providers, private institutions, and private enterprise to involve the private sector in new housing construction, including affordable housing options.

Objective: ~~Provide information regarding housing needs to local finance institutions and developers.~~ Update development regulations to remove potential barriers to all housing types.

Objective: Support the construction of new housing funded by federal and state programs, by private enterprise, public agencies, nonprofit corporations, and other eligible parties.

Objective: Support the management and administration of public housing programs by a local public housing authority.

Objective: Endorse private sector and public/non-profit efforts to secure federal and/or state funds to provide affordable housing for all residents, including elderly and disabled citizens.

Policy H-1.6 Work cooperatively with public agencies and private institutions to implement programs that expand the housing opportunities ~~for~~ lower, very low, extremely low, and moderate-income households, particularly those on fixed incomes.

Objective: Support the provision of rental assistance to ~~those lower income~~ households that pay an excessive proportion of their income on housing.

Objective: Promote home ownership opportunities for low, very low, extremely low, and moderate-income households by allowing for a variety of housing types and densities.

Objective: Allow and encourage infill development where there is existing or planned utility and transportation infrastructure that is able to support additional residential development.

Objective: Encourage residential development and infill development on vacant and underutilized lots that are already adequately served by utilities and transportation infrastructure.

Policy H-1.7 Support the future development of regional plans and strategies to address the housing needs of the unincorporated areas of the County.

Policy H-1.8 Encourage and expand opportunities for infill housing options in low density residential neighborhoods where adequate utility services exist.

GOAL H-2: Encourage a mixture of housing types and densities throughout the ~~sub-~~ areacity that are compatible with public service availability.

Policy H-2.1 Support the development of regional strategies to address the housing needs of Toppenish and its urban growth area.

Objective: Land use controls shall govern the distribution of housing types by establishing overall density.

Objective: The density of new residential development shall be based on the existing land use pattern, the availability of public services, municipal service plans, and the provision of services by the developer.

Objective: New multifamily residential construction will be encouraged to address the need for additional rental housing.

Objective: Criteria shall be developed for establishing levels of service required for different densities of development.

Policy H-2.2 Implement design and development standards for Accessory Dwelling Units (ADUs) that encourage ADU development in accordance with HB 1337.

Policy H-2.3 Allow manufactured homes in all zones where single-family detached housing is permitted.

Policy H-2.4 Establish allowances for innovative housing techniques and potential development incentives to encourage higher density housing development.

Policy H-2.5 Encourage the conversion of upper-floor commercial spaces from vacant or other uses to residential housing.

GOAL H-3: ~~Establish and~~ Preserve and ~~maintain~~ enhance existing neighborhoods in Toppenish that are safe, sanitary and well-maintained, without implementing barriers to diverse housing types.

Policy H-3.1 The City will ensure and facilitate the provision of municipal services appropriate to the density of residential development.

Objective: The cost of extending municipal services to serve new residential developments will be borne by the developer.

Objective: The City will actively seek outside sources of assistance to upgrade municipal service facilities in existing residential areas that may require improvement when local resources are not available.

Policy H-3.2 ~~Preserve~~ ~~Conserve~~ the city's existing housing stock through zoning regulations, design standards, and implementing policies that complement and enhance existing neighborhoods without implementing barriers to the development of non-single family residential housing types ~~code enforcement, rental licensing, appropriate zoning, participation rehabilitation programs, and discouraging conversion to nonresidential use.~~

Policy ~~H~~-3.3 The city of Toppenish will work cooperatively with other public agencies, private institutions and organizations to foster housing rehabilitation and neighborhood reinvestment in areas suitable for rehabilitation.

~~Objective: The housing target area map will serve as a guideline for the commitment of public and private financial resources for housing rehabilitation.~~

Commented [JC5]: No evidence that this map exists

Objective: The City may seek outside sources of assistance to finance the rehabilitation of homes eligible for assistance.

Objective: The City will promote the involvement of local finance institutions and others to direct private capital to ~~areas identified~~ residential areas as needing rehabilitation and neighborhood reinvestment.

Policy ~~H~~-3.4 The city of Toppenish will encourage property maintenance and pride in the community.

Objective: The City may establish a voluntary residential inspection program to inform home occupants of the condition of structural, electrical, plumbing and other components of the home.

Objective: Work cooperatively with Pacific Power and Light Company to increase the number of energy audits performed for Toppenish households.

Objective: Encourage the presentation of workshops on low or no cost weatherization and energy conservation skills by qualified organization.



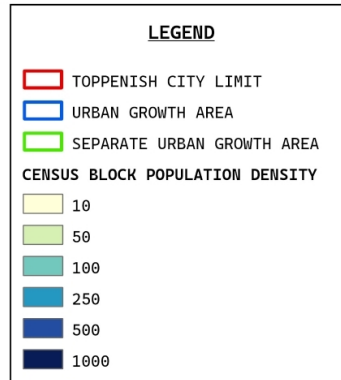
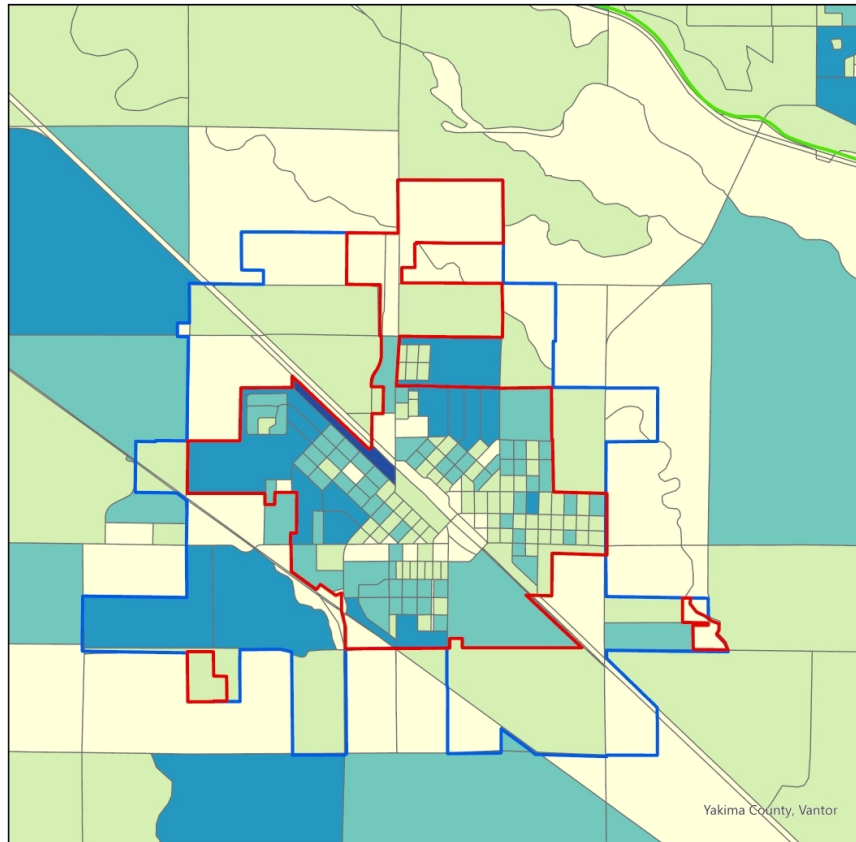
COMPREHENSIVE PLAN UPDATE HOUSING ELEMENT

PLANNING COMMISSION 1/21/26

GROWTH MANAGEMENT ACT (GMA) REQUIREMENTS

- Inventory and analysis of existing and projected housing needs, by income level
- Provisions for the preservation, improvement and development of housing (goals and policies)
- Identification of sufficient capacity to meet targets
- Adequate provisions for housing needs by income level
- Identification of policies and regulations that may result in racially disparate impacts
- Identifies areas that may be at higher risk of displacement, including the establishment of antidisplacement policies

CITY OF TOPPENISH
Population Density

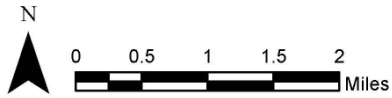


U.S. Census Bureau, Geography Division. "Blocks (2020)" [Dataset]. <https://www.census.gov/cgi-bin/geo/shapefiles/index.php>. (Accessed 12/2025)

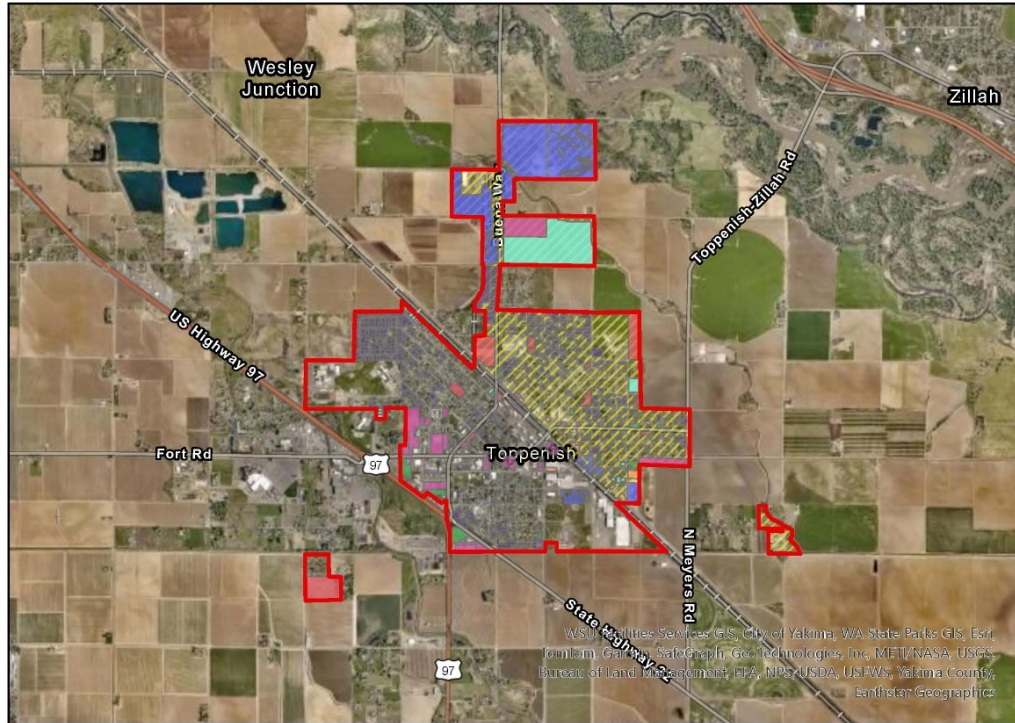


Inventory and analysis of existing housing

Census and OFM estimates of existing housing



CITY OF TOPPENISH LAND CAPACITY ANALYSIS BUILDABLE PARCELS BY ZONING



LEGEND

City Limit	Planned Development
Critical Area	Residential - Single and Double
Zoning	Residential - Single, Double, and Multi
Local Business	Public Right of Way
General Business	Public/Semi-Public
Professional Office	
Light Industrial	
Heavy Industrial	



**CITY OF
TOPPENISH**

2803 River Road
Yakima, WA 98902
509.966.7000
Fax 509.965.3800
www.hlacivil.com

Identification of sufficient capacity

Yakima County Estimate:

- 400 more people
- 208 new homes

HOUSING ALLOCATION FROM SELECTED SHARES

Future Population (2046)	Total Units Allocated (2020-2046)	Permanent Housing Needs by Income Level (% of Area Median Income)						
		0-30%		>30-50%	>50-80%	>80-100%	>100-120%	>120%
		Non-PSH	PSH					
8,721	208	34	37	48	25	15	10	39

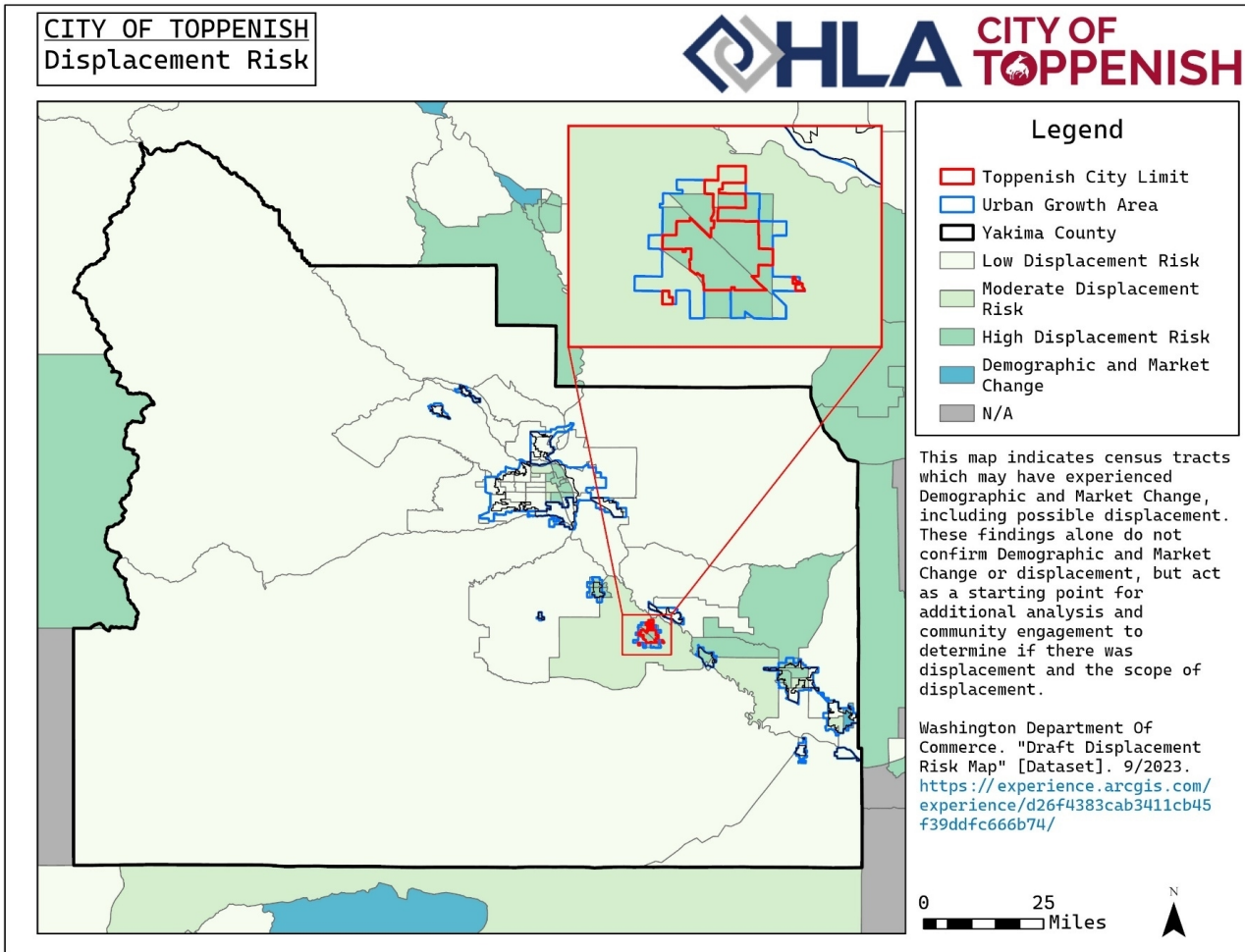
Table 5 – Housing Capacity by Income Level

Income Level (% AMI)	Projected Housing Need	Assigned Zone Category	Aggregated Housing Needs	Total Capacity	Capacity Surplus or Deficit
0-30% PSH	34	High Density	144	180 (137 ADU)	173
0-30% Other	37				
>30-50%	48				
>50-80%	25				
>80-100%	15	Moderate Density	28	214	189
>100-120%	10				
>120%	39	Low Density	39	374	335
Total	208		208	768	560

Housing by Income Level

Housing and Planning Tool (HAPT)

- County projection based on Commerce Tool



Racially Disparate Impacts and Displacement

New GMA Requirement:

Identifies local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing, including:

- Zoning that may have a discriminatory effect;
- Disinvestment; and
- Infrastructure availability.

Establish antidisplacement policies

Identify areas at higher risk of displacement



What's Next?

- Land Use (11/19/25)
- Housing (1/21/26)
- Natural Systems
- Capital Facilities
- Transportation
- Parks and Recreation
- Economic Development
- Development Regulations
- Critical Areas

Meeting Date: January 28, 2026
Subject: Accessory Dwelling Unit Code Amendment.
Attachments: 1. DRAFT ADU Ordinance
Presented By: Andrew Hattori, CED Director
Approved for Andrew Hattori, CED Director
Agenda By:

Discussion:

The City of Toppenish currently does not have provisions for the allowance of Accessory Dwelling Units (ADUs). Given the state laws requiring that ADUs be allowed it is the best interest of the City to create our own code within the legal framework of what must be allowed. Staff has done extensive research into the applicable WACs and RCWs and wishes to present the potential code amendment to the Planning Commission with a subsequent public hearing planned for the October 15, 2025 meeting as well.

ADUs are smaller dwellings that may be constructed on residential property that already contain a single-family dwelling unit (SFDU). They are intended to provide additional housing on an already developed site for the use as a "mother-in-law" suite for family members or rental units for additional revenue sources. ADUs have the ability to provide additional housing options within our community which has considerable constraints for expansion and therefore limited ability to add additional housing stock through historical development patterns. It should be noted that there currently exists a substantial amount of "illegal" ADUs within our community, these are typically seen as shops that have been illegally converted into dwellings without going through the required permitting and planning processes. This can lead to substantial issues for property owners in terms of code cases and potential requirements to demolish the often expensive improvements that have been completed. Additionally, since these structures have not gone through the required permitting processes there is no way to ensure that the building was constructed in a safe and habitable fashion. This can cause issues for the illegal structures occupants safety. To address these concerns staff has drafted the attached code language which is summarized below, it is also important to recognize that many of the provisions within this draft code are required by law, and we are often limited in what we can require.

- ADUs would only be permitted on lots with an existing SFDU.
- ADUs will be limited to a maximum of two units, these may be attached or detached.*
- Attached ADUs must use the primary dwellings utility connections, new detached ADUs may install new services and meters.

- Maximum size is 1,000 sq. ft. per unit.*
- One off-street parking stall must be provided per unit unless it is within one-half mile walking distance to a major transit stop.*
- Setbacks would be the same as the primary dwelling unit unless the lot abuts a public alleyway, in which case no setback to the alleyway is required.*
- New ADUs that exceed lot coverage will be denied, existing structures that already exceed lot coverage will be allowed to be converted into an ADU.*
- Must maintain SFDU appearance, and overall lot appearance of residential in nature.
- Existing illegal ADUs will have an "amnesty period" of six months to either permit the unit as an ADU or to convert the structure back into a storage building etc.

*Denotes a state requirement and that we must allow atleast this provision.

Staff began the review period with the Department of Commerce on September 4, 2025 which will take a minimum of 60 days before any adoption of the code may occur. During this time we have the ability to review the code language with Planning Commission and hold public hearings. However, Commerce has shared some additional information for future proofing our potential ADU code so that we won't have to do another amendment in 2026. These changes can be summarized as:

- Remove any requirements for the ADU to match the architecture and design of the primary dwelling and the location of the entrances to the ADU. This would have caused issues with RCW 36.70A.681(1)(h) which seeks to reduce the cost of construction by limiting the design features that cities may impose on ADUs.
- Remove subdivision limitations as all cities will need to allow "unit lot subdivisions" by 2027. Removing the prohibition of subdivisions will allow for a more seamless transition in the future.

The amended code attached has been shared with the Department of Commerce and the amendments are ready to move to the next stages of the process, should the attached amendments receive recommendation to forward to City Council it is anticipated to be presented at the February 9, 2026 Regular Meeting for a Public Hearing.

Fiscal Impact:

N/A.

Recommendation:

Recommend forwarding the proposed code amendment to the Toppenish City Council for their consideration.

Alternatives:

ORDINANCE 2025-XX

AN ORDINANCE OF THE CITY OF TOPPENISH, WASHINGTON TO ENACT A NEW CHAPTER AND AMEND EXISTING CHAPTERS IN TITLE 17 OF THE TOPPENISH MUNICIPAL CODE TO ESTABLISH ACCESSORY DWELLING UNIT REGULATIONS

WHEREAS, in 2018, Council adopted the City of Toppenish Comprehensive Plan which includes an updated Housing Element establishing policies to meet the community's housing needs; and

WHEREAS, the Comprehensive Plan estimates that an additional 224 dwelling units will be needed by 2040; and

WHEREAS, Housing Element Goal 1 Policy 1.3 of the Comprehensive Plan states that the city should consider allowing accessory apartments as conditional uses in single-family residential zoning classifications.; and

WHEREAS, Land Use Element Goal 1 Policy 1.3 of the Comprehensive Plan states that the city should Encourage urban infill where possible to avoid sprawl and the inefficient leapfrog pattern of development.; and

WHEREAS, Council recognizes that there are structures in the city being utilized as dwellings that do not meet minimum habitability standards; and

WHEREAS, the adoption of regulations that allow accessory dwelling units will allow for additional dwelling units to be created on existing lots, create an additional income stream for property owners, improve habitability standards and conditions for the city's residents, provide a regulatory framework for the city to bring illegal and substandard ADUs up to code, create additional residential development within the city's already existing utility service area, and support the policies, goals, and objectives of the Comprehensive Plan; and

WHEREAS, Council deems it to be in the best interest of the City to enact accessory dwelling unit regulations to promote public safety, and the general welfare of City residents,

NOW THEREFORE THE CITY COUNCIL OF THE CITY OF TOPPENISH, WASHINGTON DOES ORDAIN AS FOLLOWS:

SECTION 1. Chapter 17.94 Accessory Dwelling Units is hereby enacted to read as follows.

Chapter 17.94 Accessory Dwelling Units

17.94.005 Purpose and legislative intent.

This chapter establishes the standards for the location and development of accessory dwelling units (ADUs). The purpose of ADUs is to better utilize existing infrastructure and community

resources such as sewer and water while providing a housing type that allows flexibility to respond to changing needs and lifestyles. ADUs provide an additional supply of affordable housing units which under the provisions of this chapter protect the character, stability, and compatibility of neighboring land uses.

17.94.010 Definitions.

A. “Accessory dwelling unit” means a residential living unit providing complete, independent living facilities and permanent provisions for sleeping, cooking, sanitation, and living on the same lot as a single-family house. ADU shall be synonymous with the term Accessory Dwelling Unit.

B. “Illegal accessory dwelling unit” is an ADU that was installed without the required permits and that does not qualify for legal nonconforming status pursuant to Chapter 17.72 TMC.

C. “Primary dwelling unit” means the larger or main dwelling unit located on a lot that also contains an accessory dwelling unit.

17.94.015 Permitted Locations.

A. ADUs are permitted in all zoning districts that permit single-family dwellings and where an existing legally conforming single-family dwelling exists.

B. ADUs are only permitted on a lot in conjunction with a single-family residence.

C. A parcel/lot shall contain no more than one single-family residence and two ADUs which may be detached from, or attached to, the primary dwelling or shop structure.

D. An ADU is allowed in addition to a primary dwelling for any lot and shall not be considered an extension of, or an addition to a nonconforming condition under Section 17.72.020 TMC.

E. ADUs shall not be allowed on lots that do not meet the minimum lot size requirements of their respective zoning code.

17.94.020 Utility requirements.

A. Existing ADUs which are permitted under Section 17.94.080 shall be allowed to continue with the water and sewer services as they exist at the time they are permitted subject to the following condition;

1. For any lot that has a primary dwelling and an ADU, where both dwellings are served by the same utility service, at such time that service fails shall be required to have separate water and sewer services installed for each dwelling unit.

B. A new ADU that is separate from the primary dwelling may have separate water and sewer services from the primary dwelling.

1. The general facility charges outlined in Sections 13.04.090 and 13.46.020 TMC shall not apply to the ADU when separate services are required under Subsection B of this Section.

C. A new ADU that is attached to the primary dwelling shall share a single water and sewer connection.

17.94.025 Size, lot siting, and driveway requirements.

A. An ADU shall not exceed 1,000 square feet in size.

B. One off-street parking stall must be provided per ADU unless:

1. The ADU is located within one-half mile walking distance of a major transit stop.

C. The ADU may utilize the primary dwellings driveway, new driveways may only be permitted on frontages or alleyways adjacent to the lot where a driveway does not already exist. Driveways must be constructed in accordance with the Toppenish Construction and Design Standards.

D. Where a lot abuts a public alleyway there shall be no setback to the alley.

E. ADUs shall be considered towards the lot coverage total of the property, and shall adhere to the following:

1. Construction of a new ADU structure that exceeds the lot coverage allowance of the underlying zone shall be denied.

2. Existing structures on properties that exceed the lot coverage as of the **DATE** shall be permitted to be converted into a new ADU provided that the overall lot coverage for the property does not increase.

17.94.030 Compliance with applicable codes.

A. The accessory dwelling unit shall comply with all standards for health and life safety as outlined in the International Building Code, International Residential Code, Uniform Plumbing Code, National Electrical Code, International Mechanical Code, International Fire Code, and Washington State Energy Code as each code is adopted by the city; and any other applicable codes or regulations, except as provided in this chapter.

B. The accessory dwelling unit shall comply with the Toppenish Municipal Code and all zoning code provisions for single-family residences, including height, setbacks, accessory buildings, and lot coverage, except as provided in this chapter.

17.94.040 Application and accessory dwelling unit permit fee.

A. The property owner shall apply for an accessory dwelling unit permit on a form provided by the city.

B. Fees required under this Chapter shall be established by a resolution of the City Council.

17.94.045 Inspection.

After receipt of a complete application and before permit issuance, the city shall inspect the property to confirm that the proposed accessory dwelling unit meets all requirements of this chapter and other applicable codes or regulations.

17.94.050 Affidavit and recording requirements.

Before issuance of the permit by the administrator or planning commission the applicant shall record an affidavit with the Yakima County Auditors Office and provide a copy of the recorded affidavit. Said affidavit shall identify the address, parcel number, and legal description of the property and state the following: the owner will notify any prospective purchaser of the property of the limitations and requirements of this chapter, and that the permit will be revoked if the accessory dwelling unit at any time fails to meet the requirements of this chapter. The affidavit shall also contain the restriction for lot subdivision pursuant to Section 17.94.045 TMC. The document shall run with the land and bind all current and future property owners, and the owner's assigns, beneficiaries, and heirs.

17.94.060 Accessory dwelling unit permit issuance.

A permit for an accessory dwelling unit will be issued upon compliance with the provisions of this chapter. Once the accessory dwelling unit permit is issued, the applicant will need to apply for a city building permit, when applicable.

17.94.065 Building plan review.

The administrator will review the submitted building plans to ensure adherence to the criteria of this Chapter.

17.94.070 Conditions for legalizing pre-existing accessory dwelling units.

Any dwelling unit that existed on **DATE** may be legally established and may continue to be used as an accessory dwelling unit if the following conditions are met:

- A. The property owner applies for an accessory dwelling unit permit. The administrator may waive the size limitations to bring the pre-existing unit into compliance, as well as other zoning requirements if they are impractical to achieve.
- B. Before issuance of a permit, the property owner allows inspection of the accessory dwelling unit by the city to ensure the minimum requirements of this chapter relating to fire, life safety, and public health are met, as determined by the administrator. All improvements necessary to bring the pre-existing accessory dwelling unit into compliance with applicable fire, life safety, and public health requirements shall be identified and made within 30 days of permit issuance.
- C. Before the issuance of a permit, the property owner shall complete and record an affidavit consistent with Section 17.94.065 TMC.

17.94.075 Amnesty period.

A. Any existing illegal ADU existing on **DATE** will not be subject to any enforcement action if an application to legalize the accessory dwelling unit is submitted within 6 months of the adoption of these regulations.

B. Any illegal ADU identified 6 months after the date this code takes effect, shall have an application to legalize the accessory dwelling unit submitted within 30 days of the owner receiving notices from the city. Failure to submit an application shall constitute a violation of the Municipal Code and the owner shall be subject to fines and/or penalties.

17.94.080 Enforcement.

A. The city retains the right (with reasonable notice) to inspect the accessory dwelling unit for compliance with this chapter.

B. The city retains the right with reasonable notice to withdraw occupancy approval if the ADU is found to violate this Chapter. In the event the city withdraws occupancy, the property owner may:

1. Convert the use of the structure to any other legal use allowed under this Chapter.
2. Remove the structure from the lot.

SECTION 2. Sections of Chapters 17.28, 17.32, and 17.40 are hereby amended to read as follows.

17.28.020 Permitted uses.

After June 20, 1964, no building, structure or land shall be used and no building or structure shall be erected, altered, enlarged or maintained in this district except for the following uses:

A. A single-family dwelling consisting of a residential home built to current building codes or a new manufactured home or new modular home conforming to the development standards specified in TMC 17.28.035;

B. A two-family dwelling (duplex), limited to one per lot, consisting of two attached residential homes built to current building codes or two new attached manufactured or modular homes conforming to the development standards specified in TMC 17.28.035;

C. Farming, horticulture or nurseries, provided no retail or wholesale office is maintained on the premises and provided no livestock is maintained on the premises;

D. Accessory buildings such as are ordinarily appurtenant to the permitted uses in this district;

E. Accessory dwelling unit as specified in Chapter 17.94 TMC;

F. In-home daycare licensed by the state of Washington for no more than 12 children after obtaining a city of Toppenish business license, and;

G. Special property uses specifically allowed in this district as listed in Chapter 17.56 TMC.

17.28.030 Area regulations – Lot size and percent of coverage.

A. Single-Family Dwelling. No single-family dwelling shall be erected after June 20, 1964, upon any lot or plot having an area of less than 7,200 square feet or an average width of less than 60 feet, nor shall the building, including its accessory buildings, occupy or cover more than 40 percent of the total lot area.

B. Two-Family Dwelling. No two-family dwelling shall be erected after June 20, 1964, upon any lot or plot having an area of less than 8,200 square feet or an average width of less than 80 feet; nor shall the building, including its accessory buildings, occupy or cover more than 60 percent of the total lot area.

17.32.020 Permitted uses.

No building, structure or land shall be used and no building or structure shall be erected, altered, enlarged or maintained after June 20, 1964, in this district except for the following uses:

A. A single-family dwelling, limited to one per lot, consisting of a residential home built to current building codes or a new manufactured home or new modular home conforming to the development standards specified in TMC 17.28.035;

B. A two-family dwelling (duplex), limited to one per lot, consisting of two attached residential homes built to current building codes or two new attached manufactured or modular homes conforming to the development standards specified in TMC 17.32.035;

C. Multiple-family dwellings and apartment dwellings;

D. Farming, horticulture and nurseries; provided, that no retail or wholesale office is maintained on the premises; and provided, that no livestock is maintained on the premises;

E. Accessory dwelling unit as specified in TMC 17.94;

F. In-home daycare licensed by the state of Washington for no more than 12 children after obtaining a city of Toppenish business license, and;

G. Special property uses specifically allowed in this district as listed in Chapter 17.56 TMC.

17.32.030 Area regulations – Lot size and percent of coverage.

A. Single-Family Dwelling. No single-family dwelling shall be erected after June 20, 1964, upon any lot or plot having an area of less than 7,200 square feet or an average width of less than 60 feet, nor shall the building, including its accessory buildings, occupy or cover more than 50 percent of the total lot area.

B. Two-Family Dwelling. No two-family single-story dwelling shall be erected after June 20, 1964, upon any lot or plot having an area of less than 8,200 square feet or an average width of less than 80 feet; nor shall the building, including its accessory buildings, occupy or cover more than 60 percent of the total lot area.

C. No multiple-family dwellings of three or more residential units shall be erected after June 20, 1964, upon any lot or plot having an area of less than 9,200 square feet or an average width of less than 90 feet, nor shall an apartment or multiple-family dwelling of any type be erected in such a manner as to provide less than 2,000 square feet of land area for each living unit including the land on which the unit is built. No multiple-family or apartment dwelling, including its accessory buildings, shall occupy or cover more than 60 percent of the total lot area.

17.40.020 Permitted uses.

No building, structure or land shall be used and no building or structure shall be erected, altered, enlarged or maintained after June 20, 1964, in this district except for the following uses:

A. A single-family dwelling consisting of a residential home built to current building codes or a new manufactured home or new modular home conforming to the development standards specified in TMC 17.40.035;

B. A two-family dwelling, limited to one per lot, consisting of two attached residential homes built to current building codes or two new attached manufactured or modular homes conforming to the development standards specified in TMC 17.40.035;

C. Multiple-family dwellings and apartment dwellings;

D. Automobile service stations;

E. Business or professional offices;

F. Financial institutions;

G. Kindergarten and nursery schools;

H. Medical or dental clinic;

I. Motels;

J. Laundry and dry cleaning pick-up station;

K. Personal service shops;

L. Retail store or business;

M. Restaurant;

N. Self-service laundry and dry cleaning using nonexplosive and nonflammable cleaning fluid;

O. Veterinary clinic provided all facilities are within an enclosed building;

P. Florist shop including an area for the growing of flowers and plants for sale through said shop;

Q. Any other use similar to the above uses as approved by the planning commission;

R. Special property uses specifically allowed in this district as listed in Chapter 17.56 TMC;

S. Automobile sales agencies, excluding garages and parts distributors; provided, that such agencies are constructed and maintained in a manner in harmony with and not detrimental to existing or reasonably expected future development of the neighborhood in which located;

T. In-home daycare licensed by the state of Washington for no more than 12 children after obtaining a city of Toppenish business license; and

U. Accessory dwelling units conforming to the requirement as specified in Chapter 17.94 TMC.

Section 3 Severability. If any section, sentence, clause, or phrase of this ordinance should be held to be unconstitutional or unlawful by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause, or phrase of this chapter.

Section 4. This ordinance shall become effective five (5) days after publication of a summary thereof.

PASSED by the Toppenish City Council at its regular meeting held on **DATE XX**, 2025.

ELPIDIA SAAVERDRA, Mayor

ATTEST:

HEIDI RIOJAS, CMC, City Clerk

APPROVED AS TO FORM

DANIEL B. HEID, City Attorney