

- 1. 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 June 17, 2026, Planning Commission Meeting.

6. New Business

- a. Comprehensive Plan Survey and Community Engagement Activities.

7. Other Business

8. Adjournment

Next Planning Commission Meeting Will Be Held on August 19, 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
June 17, 2026

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

ROLL CALL AND ATTENDANCE

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

Absent: None

Staff: Community Economic Development (CED) Director Andrew Hattori.

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

APPROVAL OF AGENDA

Commissioner Aguirre moved, seconded by Commissioner Polina, to approve the June 17, 2026, meeting agenda. Motion carried unanimously.

PUBLIC COMMENT

None.

APPROVAL OF MINUTES

Commissioner Aguirre moved, seconded by Commissioner Polina, to approve the minutes from the May 20, 2026, meeting. Motion carried unanimously.

NEW BUSINESS

Director Hattori presented the Comprehensive Plan Draft Capital Facilities Element.

OTHER BUISNESS

None.

ADJOURNMENT

There being no further business, the meeting was adjourned at 6:47 p.m.

Janet Mayer, Chairperson

Andrew Hattori, Community Economic
Development Director

Meeting Date: July 15, 2026
Subject: Comprehensive Plan Survey and Community Engagement Activities.
Attachments: 1. Toppenish PUG_Survey
Presented By: Joseph Calhoun, HLA Engineering & Land Surveying
Approved for Andrew Hattori, Director of Community Infrastructure and Development
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, as such, the involvement of the community via engagement and input is critical to guiding the development of the Plan. The City's consultant for the development of the Comprehensive Plan, HLA Engineering & Land Surveying, has developed a survey for our community to solicit input related to community involvement, the periodic update priorities, and demographics. This will help us focus on community stakeholders goals for the future growth of the City. Additionally, the City will host an Open House for discussion on the Comprehensive Plan before the next Planning Commission meeting on August 19, 2026. The City will post advertisements and solicit involvement of community members between now and then.

Fiscal Impact:

Recommendation:

Alternatives:

City of Toppenish Periodic Update – Survey

Background – Toppenish is in the process of updating its Comprehensive Plan, Development Regulations, and Critical Areas Ordinance, in accordance with the Washington State Growth Management Act. The Comprehensive Plan (Plan) is a document that guides the City of Toppenish for the next 20-years. The Plan provides goals, policies, and the City's Vision for wide-ranging topics such as Land Use, Housing, Transportation, Capital Facilities, Utilities, and Parks and Recreation. Development Regulations and the Critical Areas Ordinance are being updated to reflect several recent changes in State Law. The primary changes required by the state are related to Housing and the implementation of Best Available Science.

Part 1: Community Involvement

1. Do you attend or participate in any of the following community events or gatherings in Toppenish? Select all that apply:
 - Community Events (Toppenish Rodeo, Wild West Parade, Toy Train Christmas, National Night Out)
 - Organized sports
 - Hobby or club groups, Volunteer groups (Rotary, American Legion, Lions Club, Mural Society, Chamber of Commerce)
 - Church groups
 - Attend a city Council or Committee meeting
 - I participate in community events outside of Toppenish
 - None
2. On average, how many hours do you spend each month attending or participating in the above-listed events?
 - More than 10 hours per month
 - Between 5-10 hours per month
 - Between 1 and 5 hours per month
 - Less than 1 hour per month
 - none
3. How do you rate your overall connection and involvement with the Toppenish Community?
 - Very connected
 - Somewhat connected
 - Not very connected
 - Not at all connected
4. Have you participated in a survey conducted by the City of Toppenish before?

- Yes
 - No
5. What are your preferred ways to receive information about what is happening in the City of Toppenish? Select all that apply:
- Text
 - Email
 - Phone call
 - Flyers posted with QR code
 - City Website
 - Social Media
 - Announcements at City Council
 - Civic Center Reader board
 - I do not wish to receive information
 - Other

Part 2: Periodic Update

6. Please select all topics that you are interested in:
- Land Use
 - Housing
 - Transportation
 - Parks and Recreation
 - Capital Facilities
 - Utilities
 - The Natural Environment
 - Economic Development
7. Please rank the following strategies:
- Balancing growth and housing needs with the protection of the natural environment
 - Regulating development to maintain a consistent community character
 - Preserving, enhancing, and expanding parks and recreation facilities and public open space
 - City-wide strategies for accommodating population growth
 - Increasing areas for public art and cultural programs
 - Allowing a variety of housing types

- Providing more connectivity throughout the city (sidewalks, pathways, bike lanes, etc.)
 - More opportunities for public transportation
 - Policies and projects designed to minimize traffic congestion
 - Providing more opportunities for businesses and economic development
8. Out of the following list, what should be Toppenish's top two priorities?
- Housing Options
 - Housing Affordability
 - Multimodal Transportation Improvements
 - Economic Development
 - Parks and Open Space
 - Public Safety
9. WA State is requiring Toppenish to plan for 208 new housing units by the year 2046 – what types of amenities should new housing be located near?
- Schools
 - Parks
 - Existing housing
 - Shopping Areas
 - Multimodal transportation (pathway, sidewalk, bike lane, etc.)
 - Other
10. Do you believe there are enough rental housing options available in Toppenish for people with a range of incomes and family sizes?
- Yes
 - No
 - Why (free form response)
11. Do you believe there are enough housing options for ownership available in Toppenish for people with a range of incomes and family sizes?
- Yes
 - No
 - Why (free form response)

12. Within those 208 new housing units, WA State is also requiring that housing be made available across all income levels. In addition to single family and duplex housing, what types of housing choices should the City of Toppenish consider?

- Triplexes
- Fourplexes
- Accessory Dwelling Units
- Townhouses
- Cottage Housing
- Apartments
- Mixed Use (Commercial and Residential)
- Smaller lot sizes for new residential lots
- Other

13. When you choose a place to live, several factors are considered. Please rank the following from most to least important:

- High level of diversity among neighbors
- Close to family/friends
- Walkability
- Access to services – shopping, medical, library, etc.
- Access to trails and parks
- Accessibly for mobility
- Monthly mortgage/rent payments
- Larger sized home
- Smaller sized home
- Larger lot/yard
- Smaller lot/yard
- On-site parking for vehicles
- On-site parking for accessories (boat, rv, etc.)
- Physical condition of the home and neighborhood
- Close to work
- Close to school
- Neighborhood safety

14. What land use types would you like to see more of in Toppenish? Select all that apply.

- Small-scale retail and service (coffee shop, corner market, restaurant, small business).

- Larger-scale retail (grocery store, banking, drive-through uses)
- Personal services (hair salon, childcare, offices)
- Civic uses (schools, churches, government buildings)
- Industrial
- Business/research facilities
- None
- Other (please specify)

15. What kinds of industry / commerce options would you like to see (or see more of) in Toppenish? Select all that apply

- Healthcare and social services
- Manufacturing – food and beverage
- Manufacturing – other
- Retail Trade
- Finance, Insurance, and Real Estate
- Education
- Information Technology
- Other (please specify)

16. How can the City of Toppenish provide more opportunities for new development (residential, commercial, industrial)?
(Free-form response box)

17. If you would like to be informed about future meetings regarding the Periodic Update, please include your email address.
(Free-form response box)

Part 3: Periodic Update

18. Demographics – Typical demographic questions will follow