

- 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

Approval of Minutes from August 19, 2026.

- a. August 19, 2026 Minutes**

6. New Business

- a. 2026 Periodic Update - Status Report**

7. Other Business

8. Adjournment

Next Planning Commission Meeting Will Be Held on October 21, 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
August 19, 2026

Chairperson Mayer called the meeting to order at 5:31 p.m.

ROLL CALL AND ATTENDANCE

Present: Chairperson Mayer, Commissioners Jesus M. Aguirre, and Benita Polina
Absent: Commissioner Guel
Staff: Community Economic Development (CED) Director Andrew Hattori. Permit Coordinator Tami Colley.

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

Commissioner Aguirre made a motion to not excuse Commissioner Guel. Motion carried.

APPROVAL OF AGENDA

Commissioner Aguirre moved to approve August 19, 2026, meeting agenda. Motion carried unanimously.

PUBLIC COMMENT

None.

APPROVAL OF MINUTES

Commissioner Aguirre moved, to approve the minutes from the June 17, 2026, meeting. Motion carried unanimously.

NEW BUSINESS

Joseph Calhoun, Planning Supervisor for HLA Engineering, presented a Review of Draft Comprehensive Plan Climate Element.

OTHER BUISNESS

Chairperson Mayer recommended changing meeting day and will check the By-Laws to discuss at next meeting.

ADJOURNMENT

There being no further business, the meeting was adjourned at 5:46 p.m.

Janet Mayer, Chairperson

Joseph Calhoun, Planning Supervisor HLA
Engineering

CITY OF TOPPENISH

PERIODIC UPDATE

OPEN HOUSE 8/19/26

Periodic Update interactive map

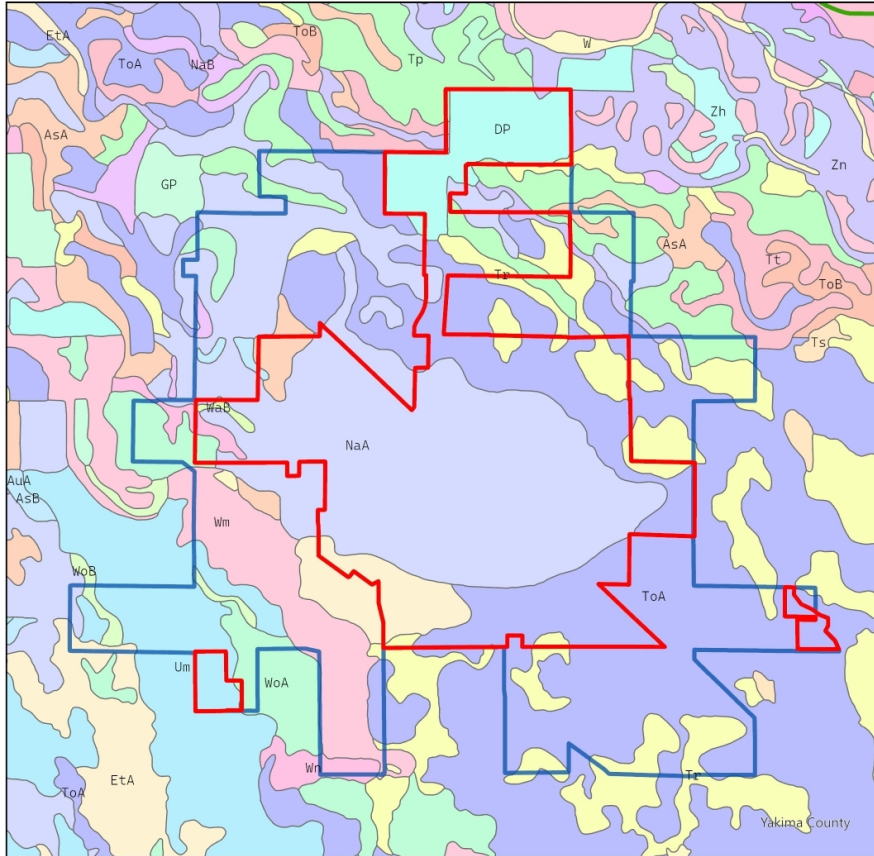


2024 Due December 31st 2025 Due December 31st 2026 Due December 31st 2027 Due June 30th

★ Starred counties are partially planning under the Growth Management Act

- **GMA Requirements**
- Periodic Update 2026
- RCW 36.70A – All jurisdictions must periodically review, revise, and update its Comprehensive Plan, Development Regulations, and Critical Areas Ordinance
- 10-year cycle
- Funded by Commerce
 - Land Use Element
 - Housing Element
 - Capital Facilities Element
 - Utilities Element
 - Transportation Element
 - Parks & Recreation Element
 - Economic Development Element
 - Climate Element
 - Development Regulations
 - Critical Areas Ordinance

CITY OF TOPPENISH Soils



LEGEND	
 TOPPENISH CITY LIMITS	ASA
 URBAN GROWTH AREA	ASB
 SEPARATE URBAN GROWTH AREA	AUA
TT	DP
UM	ETA
W	GP
WAB	NAA
WM	NAB
WN	TOA
WOA	TOB
WOB	TP
ZH	TR
ZN	TS

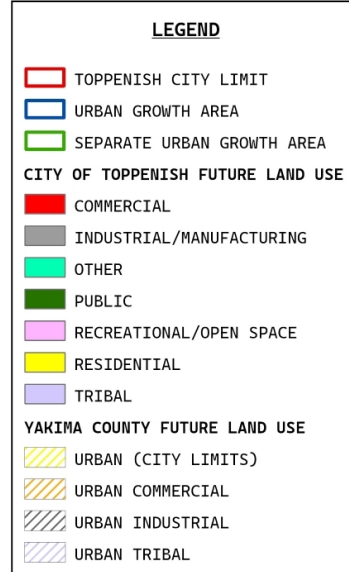
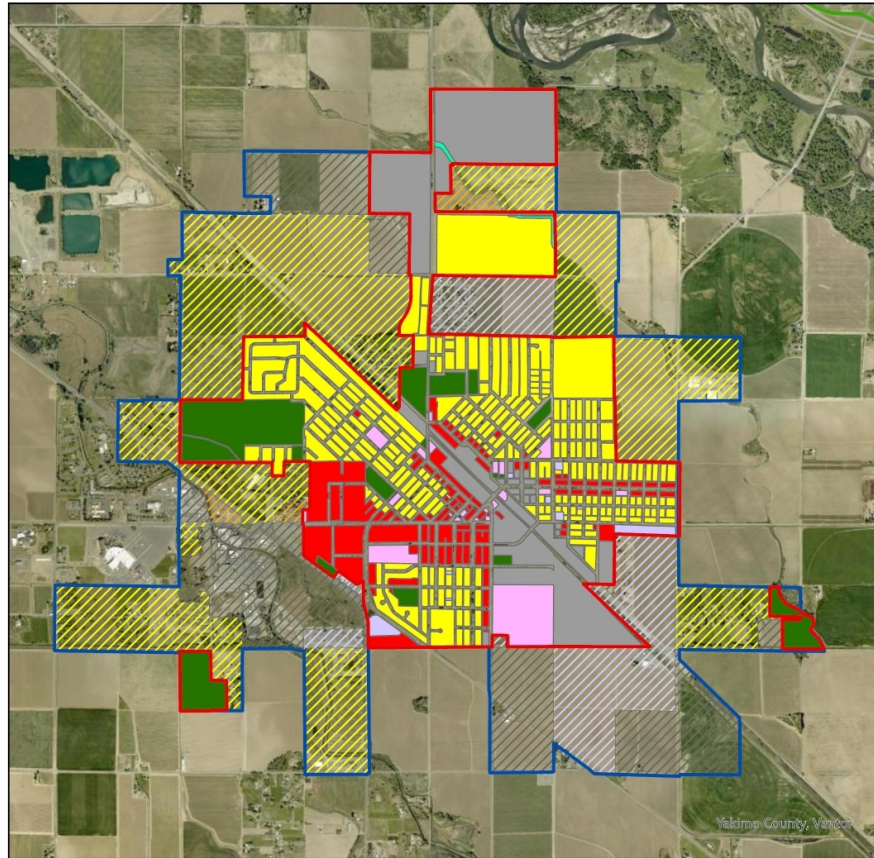
Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture. Web Soil Survey. Available online at <http://websoilsurvey.nrcs.usda.gov/>. Accessed [10/13/2025].



Natural Systems Element

- Identification, designation, and conservation of natural resource lands and critical areas
- Provisions for the protection of the quality and quantity of groundwater used for public water supplies
- Where applicable, a review of drainage, flooding, and stormwater run-off in the area covered by the plan and nearby jurisdictions, and guidance for corrective actions to mitigate or cleanse those discharges that pollute waters of the state

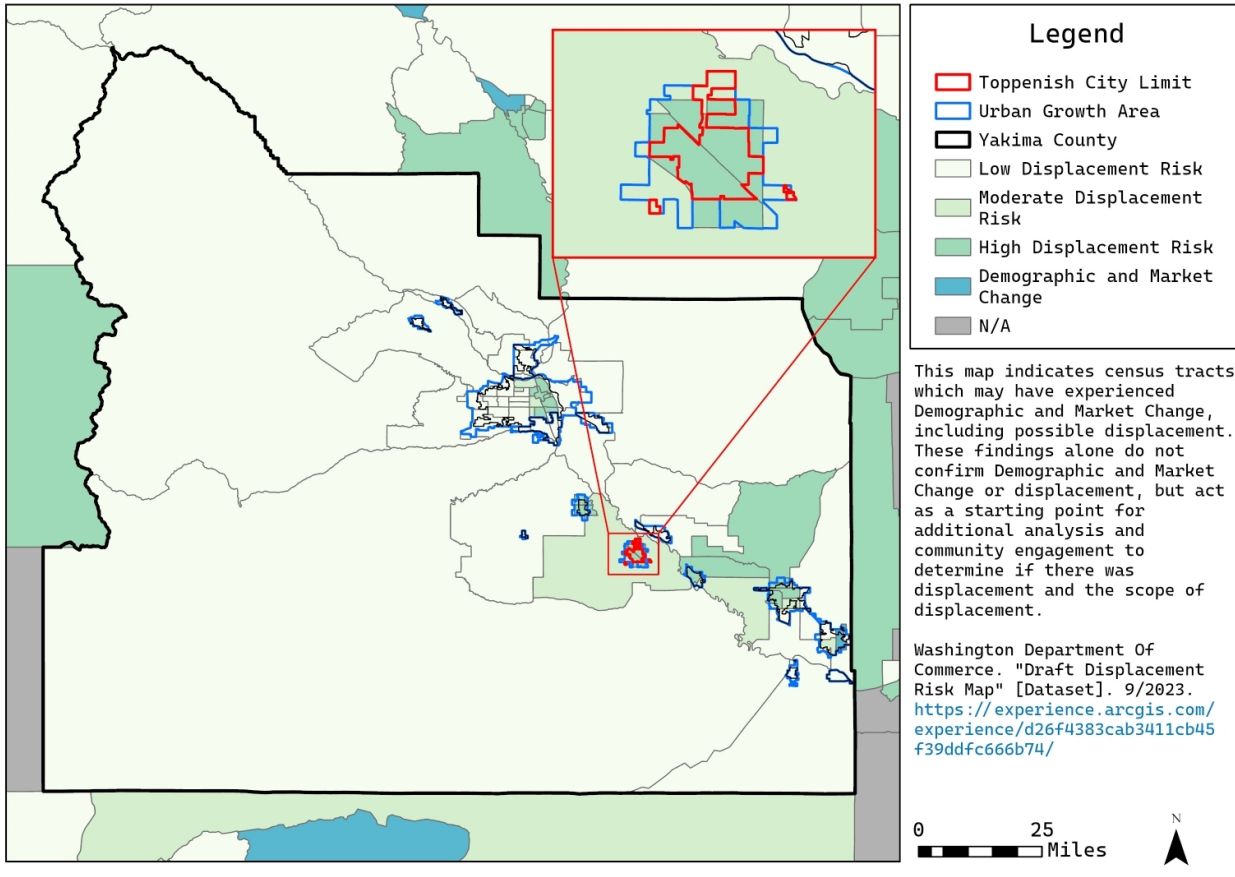
CITY OF TOPPENISH
Future Land Use



Land Use Element

- County Allocation – 400 person increase by 2046 (8,854 to 9,254)
- Designate the proposed general distribution and general location and extent of the uses of land, where appropriate
- Includes population densities, building intensities, and estimates of future population growth
- Give special consideration to achieving environmental justice in goals and policies and avoid worsening health disparities
- Utilize urban planning approaches that promote physical activities and reduce vehicle miles traveled (VMT)
- Reduce and mitigate the risks posed by wildfire

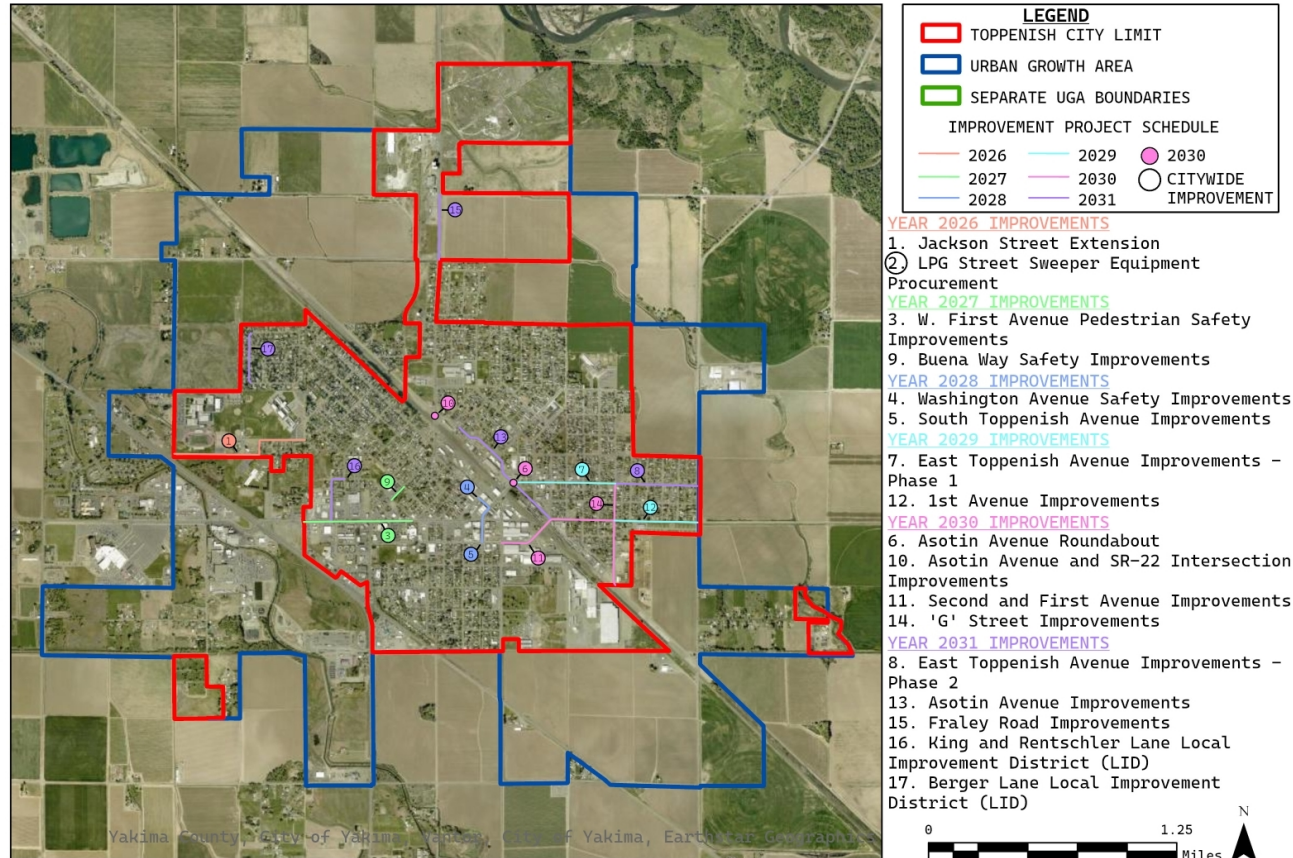
CITY OF TOPPENISH Displacement Risk



Housing Element

- County Allocation – 208 New Homes
- Inventory and analysis of existing and projected housing needs
- Goals, policies, and objectives, and mandatory provisions for preservation, improvement, and development of housing
- Identify sufficient capacity of land for housing
- Create provisions for existing and projected needs of all economic segments of the community
- Identify and implement policies and regulations to address and begin to undo racially disparate impacts, displacement, and exclusion caused by local policies, plans, and actions
- Identify areas that may be at higher risk of displacement from market forces
- Establish antidisplacement policies, with consideration given preservation of historical and cultural communities

CITY OF TOPPENISH
Capital Improvement Projects

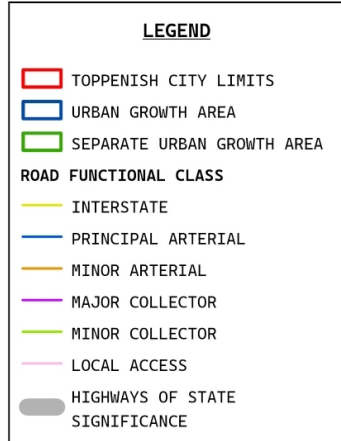
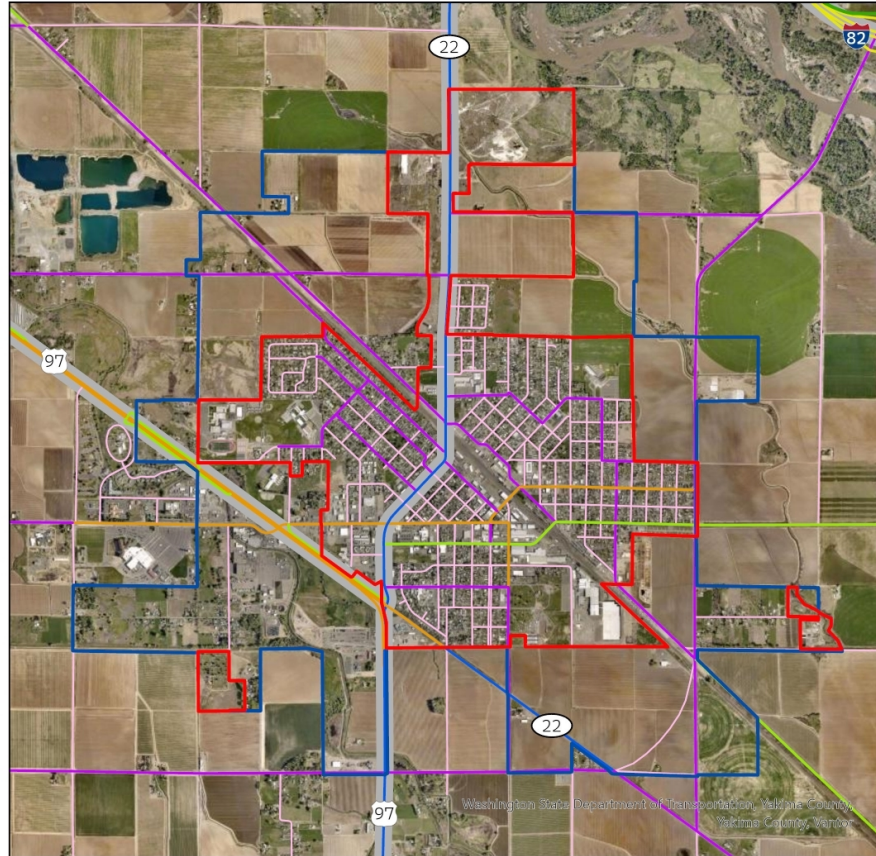


Capital Facilities Element

An inventory of capital facilities including green infrastructure, special purpose districts that own capital facilities, and park & recreation facilities:

- Proposed locations and capacities of expanded or new capital facilities
- Forecast of future needs for such capital facilities
- At least a 6-year plan to finance such capital facilities
 - Incorporate by reference adopted plans and programs (6-Year TIP, Water System Plan, General Sewer Plan)
- Reassess the land use element if probable funding falls short of meeting existing needs
- Identify projected capacity for capital facilities until 2046

CITY OF TOPPENISH Road Functional Classification



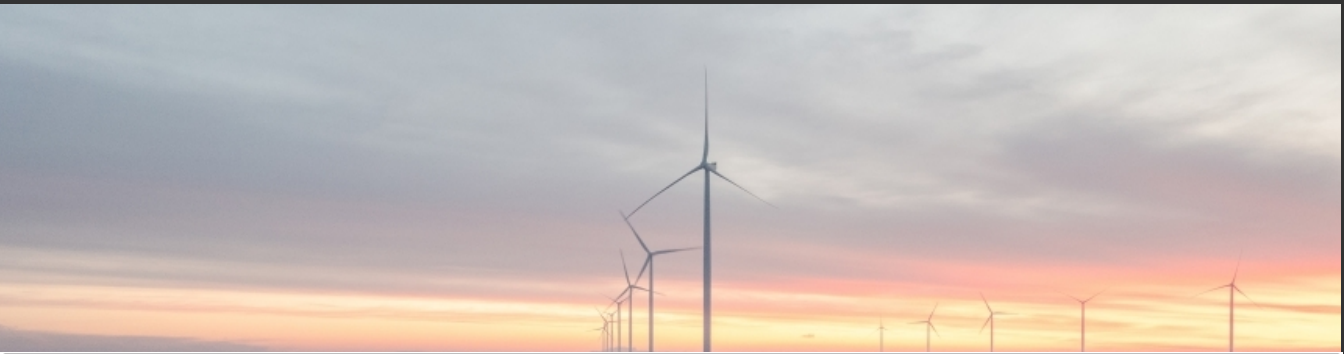
WSDOT. [Map] "WSDOT - Functional Class Data for Non-State Routes", [Map] "WSDOT - Functional Class Data for State Routes", [Map] "WSDOT - Local Agency Public Road Lines"
<https://wsdot.maps.arcgis.com/home/index.html>



Transportation Element

Estimate multimodal level of service (MMLOS) impacts to state-owned transportation facilities:

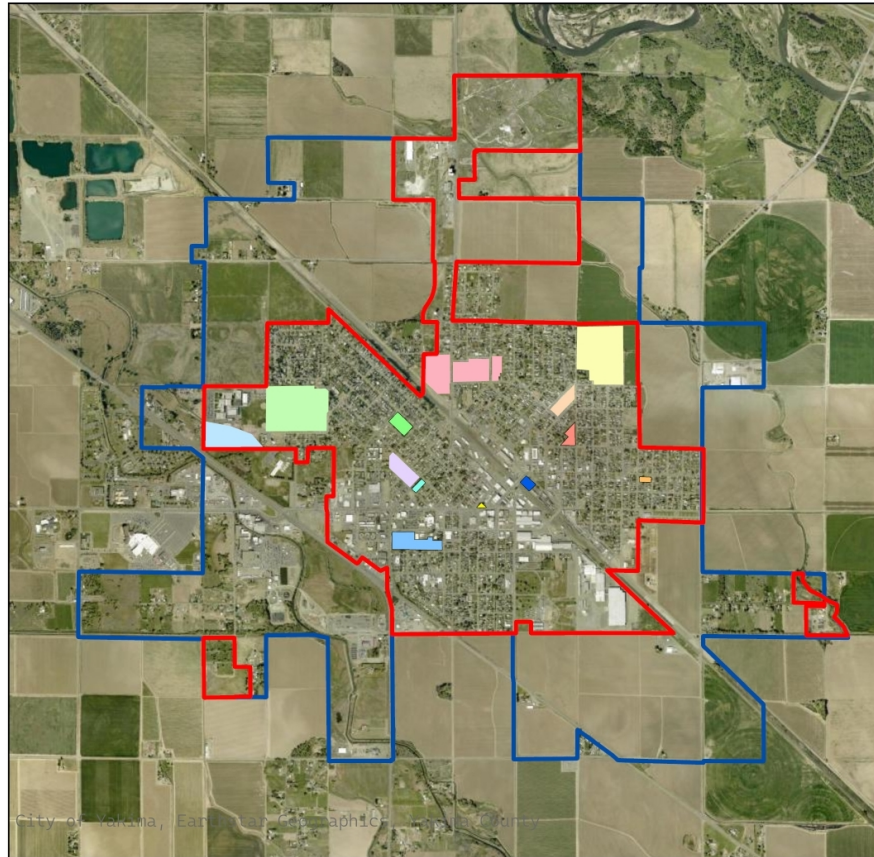
- Establish multimodal level of service standards
- Forecasts of multimodal transportation demand and needs for at least 10 years
- Gauge the performance of state-owned facilities
- Identify specific actions and requirements for bringing any facilities or services below MMLOS into compliance
- Engage with intergovernmental coordination efforts
- No denial of development proposal for causing the level of service to decline below the adopted standards where such impacts are adequately mitigated
- Identify demand-management strategies



Utilities Element

- Identify general locations, proposed locations, and capacities of all existing and proposed utilities
- Identify all public entities that own utility systems

Type of Service	City of Toppenish	Remainder of UGA	Phone Number	Website
Cable Television	Spectrum	Spectrum	(888) 406-7063	www.spectrum.com
Cellular Telephone	There are many cellular phone providers in the area.	There are many cellular phone providers in the area	Varies	Varies
Electric Utility	Pacific Power	Pacific Power	(888) 221-7070	www.pacificpower.net
Irrigation	City of Toppenish Domestic Water System	Wapato Irrigation Project	Wapato Irrigation (509) 877-3155	www.yakamareservatoirrigation.com/wapato-irrigation-project
Natural Gas	Cascade Natural Gas	Cascade Natural Gas	(888) 552-1130	www.cngc.com
Telecommunication	<u>Centurylink</u>	<u>Centurylink</u>	(888) 320-2794	fast.centurylink.com
Internet	There are many internet providers in the area.	There are many internet providers in the area.	Varies	Varies



LEGEND

-  TOPPENISH CITY LIMITS
-  URBAN GROWTH AREA
- SCHOOLS**
-  TOPPENISH MIDDLE SCHOOL
-  LINCOLN ELEMENTARY SCHOOL
-  VALLEY VIEW ELEMENTARY SCHOOL
-  KIRKWOOD ELEMENTARY SCHOOL
-  TOPPENISH HIGH SCHOOL
-  GARFIELD ELEMENTARY SCHOOL
- PARKS**
-  ALLEN PARK
-  LANE PARK
-  POST OFFICE PARK
-  OLNEY PARK
-  PATTERSON PLAYGROUND PARK
-  PIONEER PARK
-  RAILROAD PARK

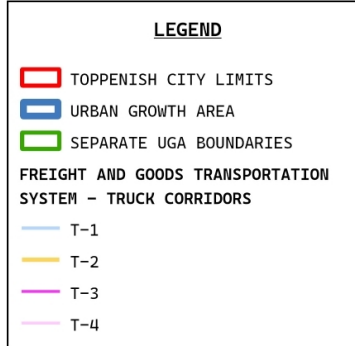
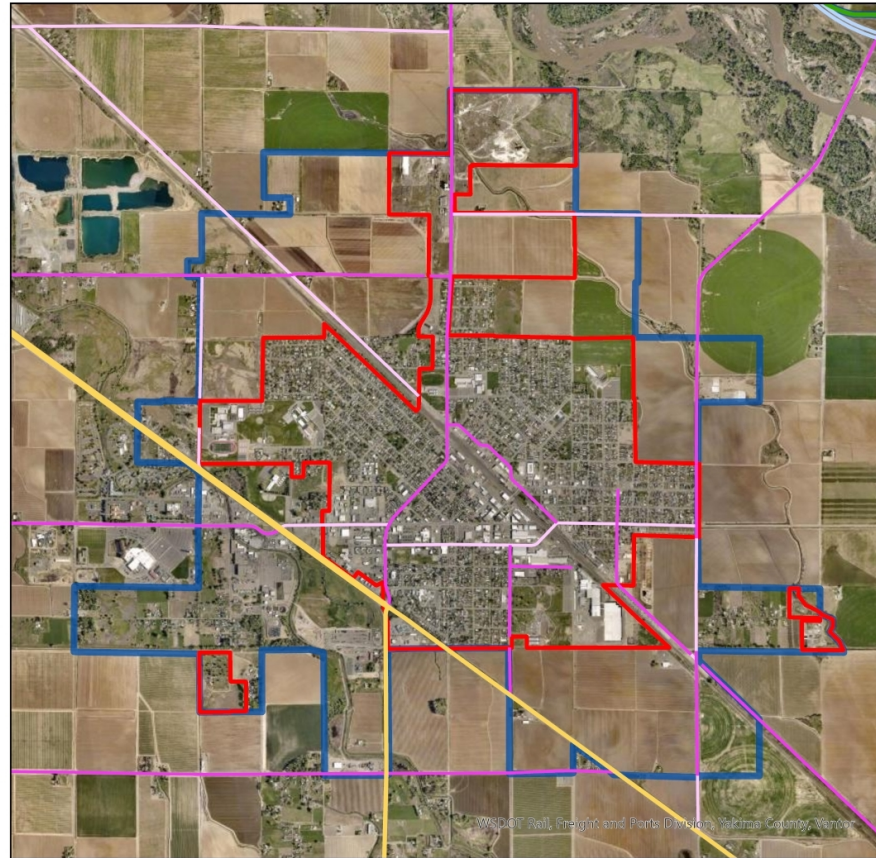
Yakima County GIS. "Parks"
[Dataset]. Updated 5/2025.
[https://gis-
yakimacounty.opendata.arcgis.com/](https://gis-yakimacounty.opendata.arcgis.com/)



Parks & Recreation Element

- Estimates park & recreation demands for at least a 10-year period
- Evaluate facility and service needs
- Evaluate tree canopy coverage
- Evaluate intergovernmental coordination opportunities to provide regional approaches for meeting demand
- Maintain consistency with the Capital Facilities Element

CITY OF TOPPENISH
Freight and Goods Transportation System



WSDOT. "Freight Data Freight and Goods Transportation System - Truck Corridors" [Dataset]. 2/2024.
<https://wsdot.maps.arcgis.com/home/item.html?id=d4be40f45af247c29a4ee8841000b539>

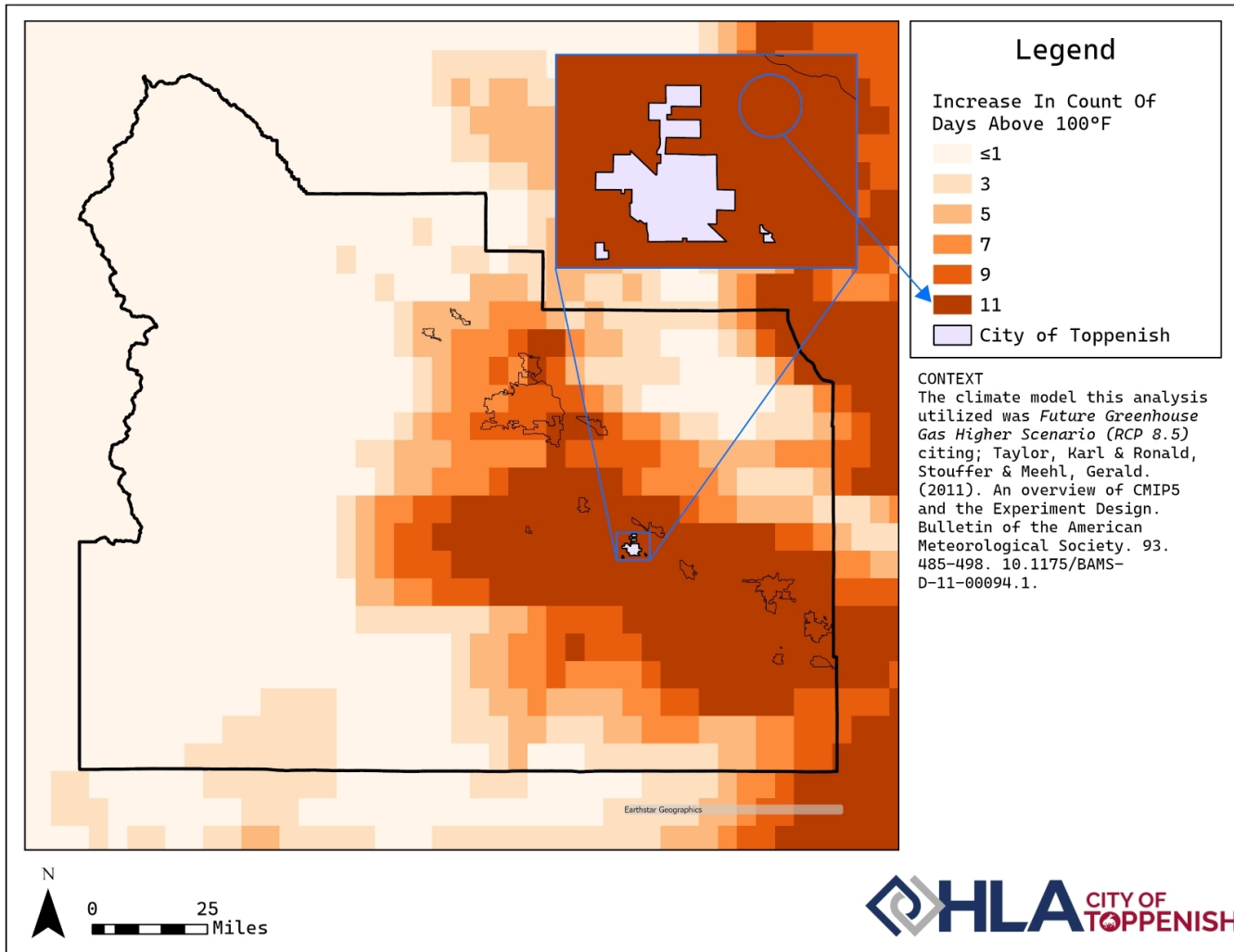


Economic Development Element

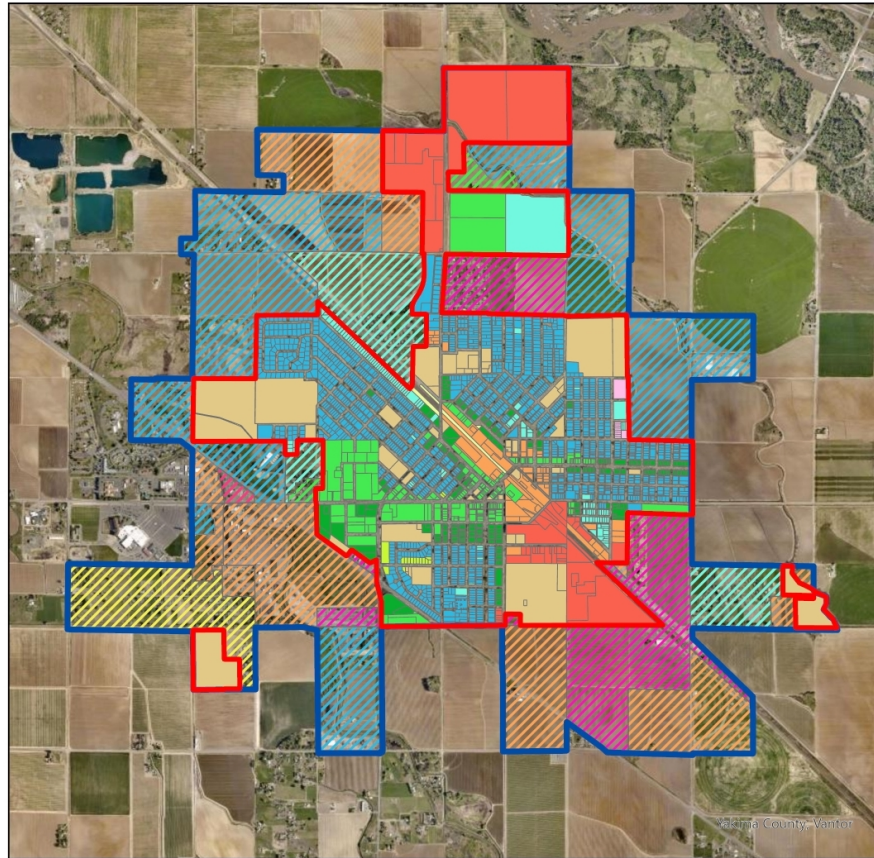
- Establish local goals, policies, objectives, and provisions for economic growth and vitality and a high quality of life
- Encourage thriving and sustainable economies that are based on regional priorities and coordinated with city and county comprehensive plans
- Maintain consistency to allow for orderly integration with other elements in a system

Climate Element

- New state requirement (HB 1181, passed in 2023)
 - Add a Climate Element to the Comprehensive Plan to build community resilience
- Climate Policy Advisory Team
- UW Climate Mapping Tool
- Identified Hazards – Wildfire, Drought, Extreme Heat, Flooding, Extreme Precipitation
- Develop goals and policies to build community resilience to identified hazards



CITY OF TOPPENISH
Zoning



LEGEND

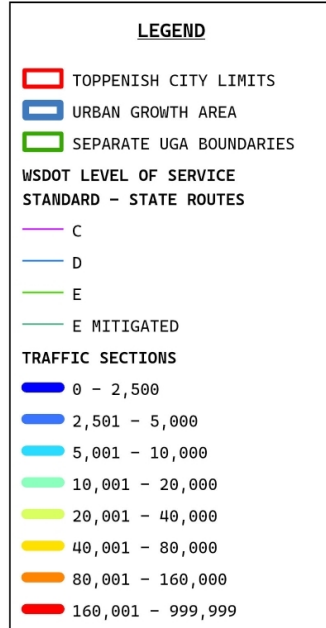
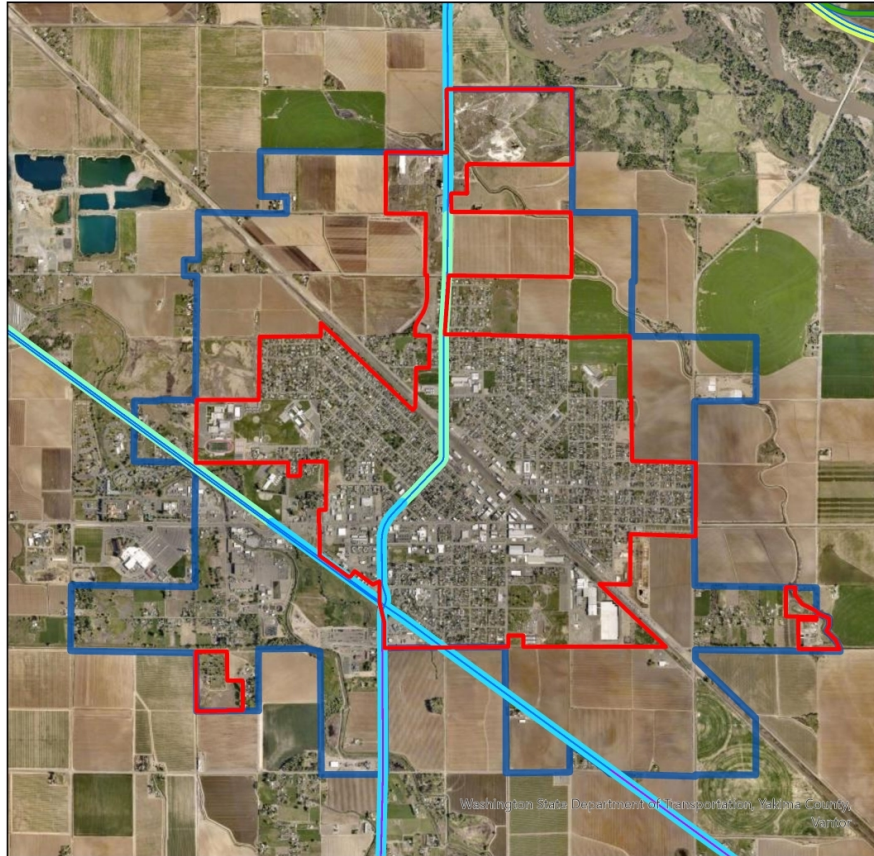
[Red Outline]	TOPPENISH CITY LIMITS
[Blue Outline]	URBAN GROWTH AREA
CITY OF TOPPENISH ZONING	
[Green]	LOCAL BUSINESS (B-1)
[Light Green]	GENERAL BUSINESS (B-2)
[Yellow]	PROFESSIONAL OFFICE (B-3)
[Orange]	LIGHT INDUSTRIAL (M-1)
[Red]	HEAVY INDUSTRIAL (M-2)
[Pink]	PLANNED DEVELOPMENT (PD)
[Blue]	RESIDENTIAL - SINGLE AND DOUBLE (R-1)
[Light Blue]	RESIDENTIAL - SINGLE, DOUBLE, AND MULTI (R-2)
[Yellow]	PUBLIC RIGHT OF WAY (ROW)
[Tan]	PUBLIC/SEMI-PUBLIC (SP)
YAKIMA COUNTY ZONING	
[Yellow with diagonal lines]	AGRICULTURE
[Green with diagonal lines]	GENERAL COMMERCIAL
[Orange with diagonal lines]	LIGHT INDUSTRIAL
[Blue with diagonal lines]	SINGLE-FAMILY RESIDENTIAL
[Light Blue with diagonal lines]	MULTI-FAMILY RESIDENTIAL
[Pink with diagonal lines]	HIGHWAY/TOURIST COMMERCIAL
[Pink with diagonal lines]	FEDERAL LAND/TRIBAL TRUST



Administrative Element

- Evaluation of plans and development regulations
- Review of UGAs and planned densities at least every 10 years
- Maintain conformity with GMA and consistency within the Comprehensive Plan and with implementing regulations
- Make amendments to plan no more than once a year, and/or due to an emergency situation
- Consider all amendments proposed to the Comprehensive Plan concurrently, so that the cumulative effects of the various proposals may be ascertained
- Ensure that the plan reflects accommodation of the urban growth projected to occur for the succeeding 20-year period
- Ensuring early continuous public participation in Comprehensive Plan amendments
- Allowing state review and comment on proposed amendments

CITY OF TOPPENISH Transportation Level Of Service



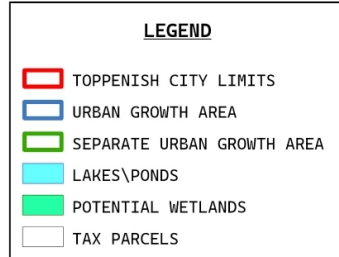
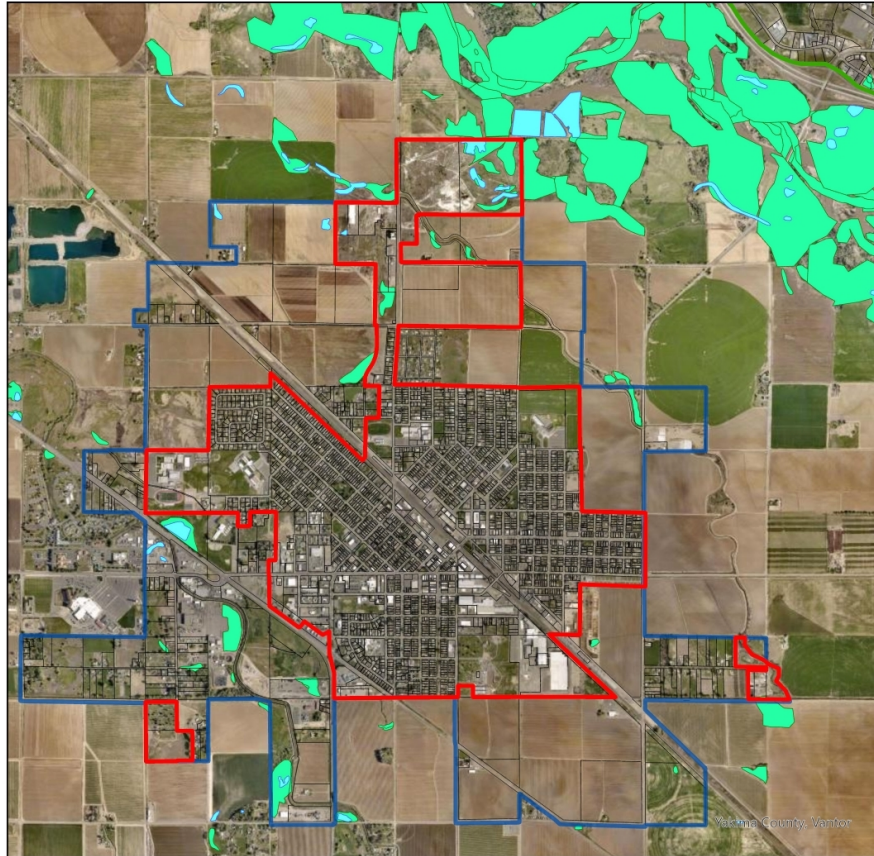
WSDOT. "Level of Service Standard" [Dataset]. 2/2024. <https://wsdot.maps.arcgis.com/home/item.html?id=3f840aeeb1ba481c905270ca103cd1db>
WSDOT. "Traffic Section (AADT) Current" [Dataset]. 10/2025. <https://www.arcgis.com/home/item.html?id=c05b181c4f314cdc93ef44bae460af54>



Development Regulations

- New Housing requirements:
 - ADU's (2 on each lot)
 - Mixed Use, Triplex/Fourplex, Co-living housing
 - Permanent supportive housing and transitional housing – must be allowed where multifamily and hotels are allowed
 - Indoor emergency shelter/housing – must be allowed where hotels are allowed
- New Parking requirements:
 - Allowance of non-conforming gravel (up to 6 spots) and grass block pavers
 - Size limits (8x20)
- Unit Lot Subdivision
 - Allows for residential subdivision to not meet lot size standards when the original development was designed consistent with city requirements
 - Single-family home and ADU

CITY OF TOPPENISH Wetlands



Yakima GIS. "CriticalAreasPlanning"
[Dataset]. Updated 11/2023.
https://yakima_county.maps.arcgis.com/home/item.html?id=9dd9a30f18ee4d7887d660de459c1e18



Critical Areas Ordinances

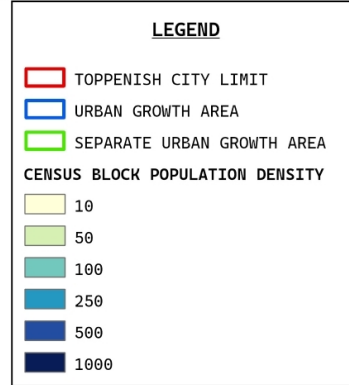
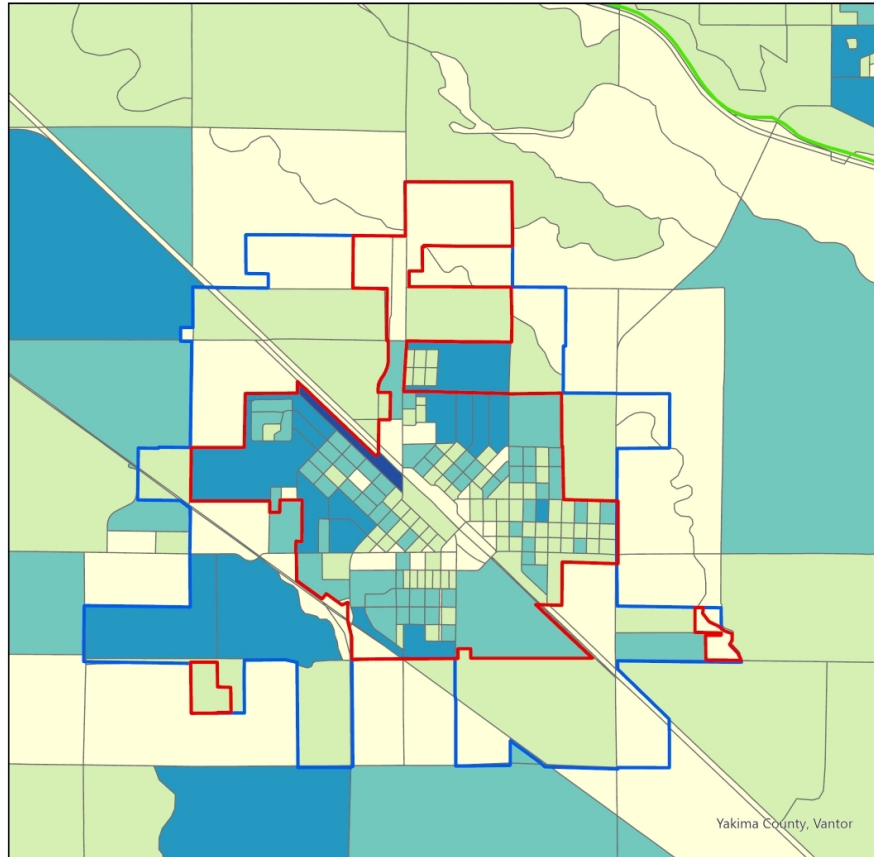
New GMA Requirements:

- Affirm adherence to the best available science in determinations
- Establish Site Potential Tree Height at 200-years to determine the riparian management zone
- Mitigation shall be implemented before or concurrent with start of construction to avoid additional temporal loss
- Wildlife friendly design of fencing placed within fish and wildlife habitat conservation areas to ensure safe passage.

Protections for the functions and values provided by critical areas

Adhere to no-net-loss measures

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)



Timeline

- Q1-Q2 2026
 - PC Review Draft Comp Plan Elements and Code Changes
 - Prepare draft public engagement documents
- Q3-Q4 2026
- Official SEPA comment period and Commerce Notice
 - Public Open House (8/19/26)
 - PC public hearing and Recommendation (Oct)
 - Council public hearing and adoption (Nov)