

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

The Planning Commission welcomes public attendance at Planning Commission meetings. 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 July 16, 2025, meeting.

6. Public Hearing

- a. Comprehensive Plan Capital Facilities Amendment

7. New Business

- a. Caretaker Residence Code Amendment

8. Other Business

- a. Nonconforming and Unpermitted Signage in Right of Way

9. Adjournment

Next Planning Commission Meeting Will Be Held on September 17, 2025

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
July 16, 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 Bonita Polina.

Absent: Vice-Chairperson Doonan

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.

Commissioners unanimously approved Vice-Chairperson Doonan's absence.

APPROVAL OF AGENDA

Commissioner Aguirre moved, seconded by Commissioner Guel to approve the July 16, 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 June 18, 2025, meeting. Motion carried unanimously.

NEW BUSINESS

Joseph Calhoun, Planning Supervisor for HLA Engineering, presented the Land Capacity Analysis and Population and Housing Allocation.

OTHER BUSINESS

CED Director Hattori reviewed Downtown Nonconforming and Unpermitted Signage in Right of Ways and will present draft modifications to the Sign Code at the next meeting.

CED Director Hattori reviewed the Amendment to TMC 17.56 Special Property Uses and Creation of TMC17.54 Home Occupancies. A motion was made by Commissioner Aguirre and seconded by Commissioner Guel to create TMC 17.54 and send Amendment of TMC 17.56 to

City Council for review.

ADJOURNMENT

There being no further business, the meeting was adjourned at 6:17 p.m.

Janet Mayer, Chairperson

Andrew Hattori, Community Economic
Development Director

CITY OF TOPPENISH

2018 COMPREHENSIVE PLAN UPDATE

Chapter 4 CAPITAL FACILITIES ELEMENT

A. Background

1. Purpose

The City of Toppenish has undertaken a comprehensive planning effort to access and improve the city's capital facilities.

The community owns and operates roadway, parks and recreation facilities, domestic water/irrigation water, sanitary sewer, and storm drainage within its immediate service area. The City of Toppenish continually plans for the upgrade and operation of each of these individual systems. The purpose of this document is to consolidate the capital improvement plans for each system into a single planning element for inclusion in the Toppenish Comprehensive Plan update.

Toppenish's planning efforts are designed to be coordinated and consistent with other City, county, state and federal plans. Details in the different levels of comprehensive planning become more specific as the reader moves from federal to state to regional or countywide and finally to local comprehensive planning.

2. Growth Management Act (GMA) Requirements

The requirements for a Capital Facilities Plan (CFP) element, as outlined by the Growth Management Act of 1990 (GMA), specifically RCW 36.70A.070, have been used to guide the contents of this Plan.

These capital facilities plan element requirements are:

- An inventory of existing capital facilities owned by public entities, showing the locations and capacities of the capital facilities;
- A forecast of the future needs for such capital facilities;
- The proposed locations and capacities of expanded or new capital facilities;
- At least a six-year plan that will finance such capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes;
- A requirement to reassess the land use element if probable funding falls short of meeting existing needs;
- Ensure that the land use element, capital facilities plan element, and financing plan within the capital facilities plan element are coordinated; and consistent; and

- Park and recreation facilities shall be included in the capital facilities plan element.

3. Relationship to Other Elements or Land Use Development

a. Urban Growth Areas

Urban Growth Areas (UGAs) are those areas designated under the Growth Management Act (GMA) where urban growth is encouraged and outside of which growth can occur only if it is not urban in nature. Urban growth is encouraged where adequate public facilities and services exist or can be provided in an efficient manner.

Urban growth typically requires such urban governmental services as storm and sanitary sewer systems, domestic water systems, street cleaning services, fire and police protection services, public transit services, and other public utilities associated with urban areas.

b. Compatible Land Uses

Urban governmental services are generally not feasible unless there is intensive use of land for the location of buildings, structures, and impermeable surfaces. Toppenish's land uses are urban in nature and support the development of capital facilities. The City's update to the Comprehensive Plan assesses whether capital facilities are sufficient to meet community needs and are planned on land compatible to such uses without impacting other public systems.

c. Consistency with Land Use Element

The location, type and intensity of various future land uses, in conjunction with level of service standards, determine the needs for future capital facilities.

d. Applicable Countywide Planning Policies (CWPP)

In addition to following State of Washington requirements, planning efforts in Toppenish require consistency with Countywide Planning Policies (CWPP). The CWPP recognizes cities as the providers of urban governmental services as identified in the GMA and adopted urban growth management agreements. The CWPP associated with Toppenish's Capital Facilities Plan element can be found in Appendix A.

4. Major Capital Facilities Considerations

- At what point in time will it be feasible for Toppenish to extend water and sewer lines to portions of the UGA? With an increase in future population, to what extent will the City need to replace existing infrastructures with larger capacity infrastructures such as main water lines or sewer lines to accommodate extending services to the UGA?

- What types of improvements need to be made to the various systems to accommodate the 2040 projected population of 9,955 people? The population forecast done by the County in 2016 is less than the population projection completed for the 2008 Comprehensive Plan update. Will this decrease in future population directly reduce the needed future investments over the next twenty years?
- What types of system improvements are necessary to meet the short-term and longer-term housing needs?
- The current Urban Growth Area is calculated to be sufficient to meet the predicted twenty-year demands within the City. Are there anticipated trends in nearby communities that might alter the capacity of Toppenish to accommodate growth?
- Are best practices in place and optimal for interacting with other local governments in the Urbanized Cluster area?
- Are best practices in place and optimal for interacting with the Confederated Tribes and Bands of the Yakama Nation?

Figure 1 - Washington State Vicinity Map

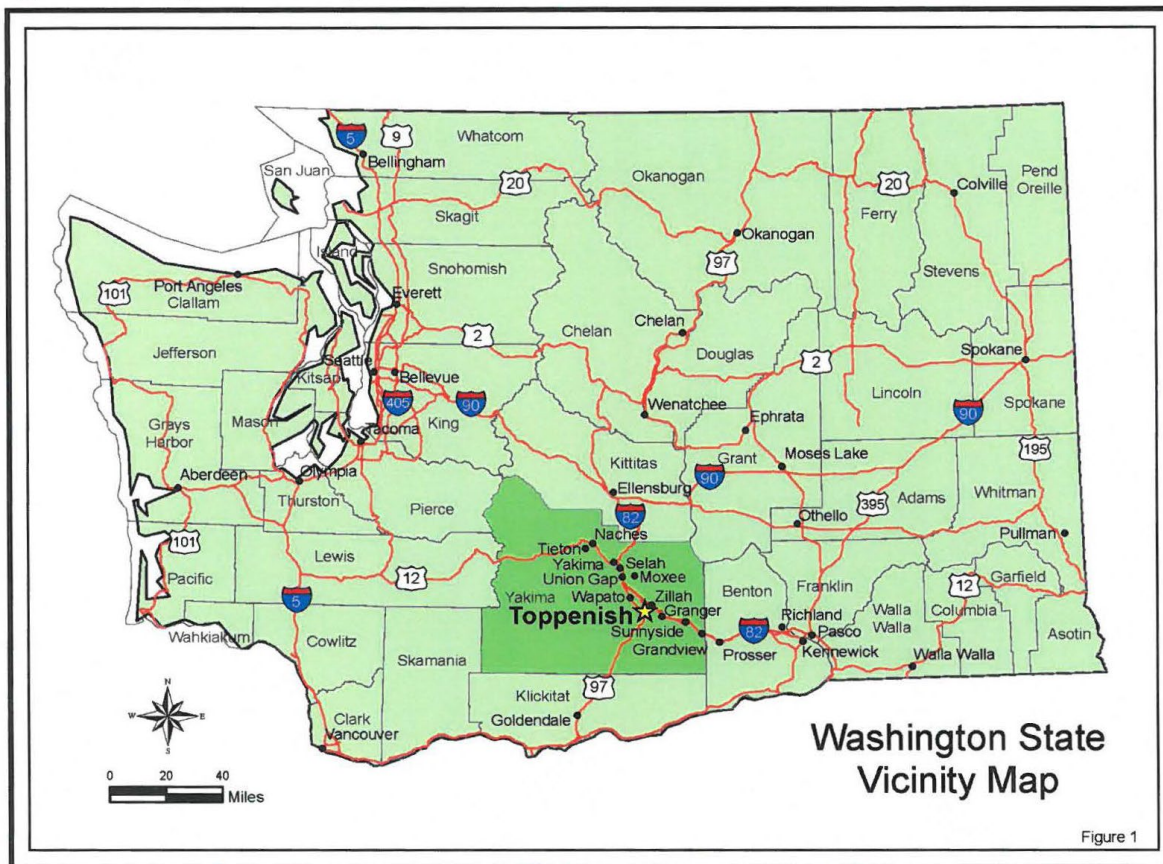
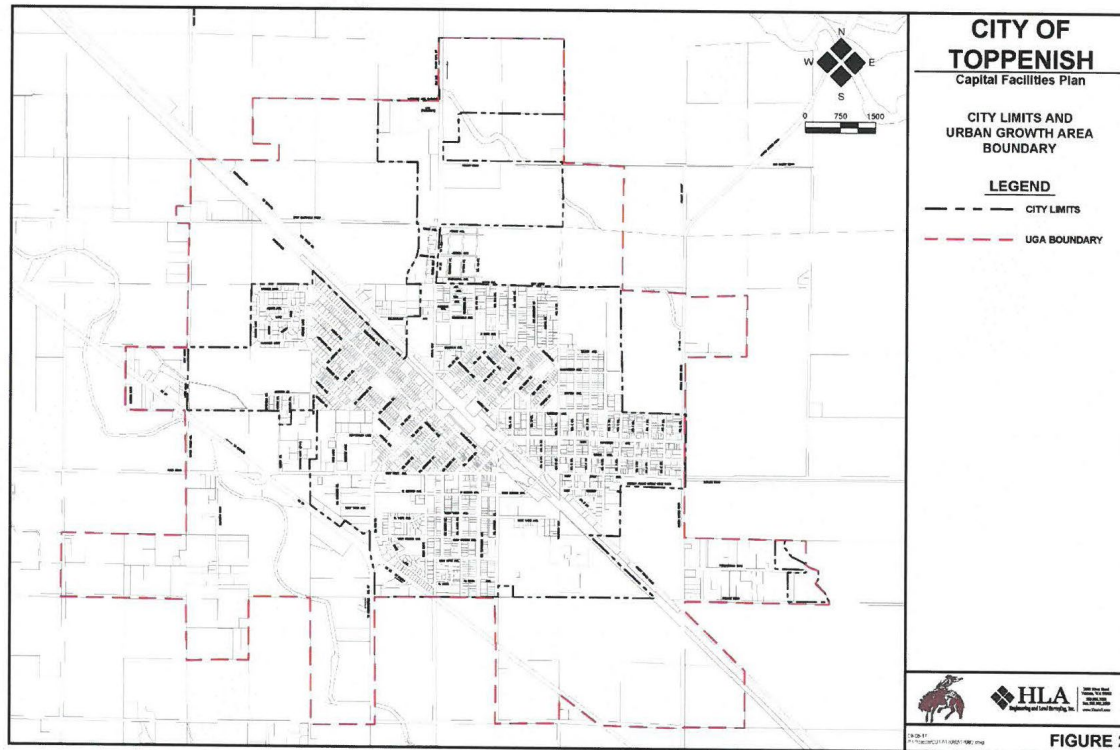


Figure 1

Figure 2 – Toppenish City Limits and Urban Growth Area (UGA)



B. CAPITAL FACILITIES CHARACTERISTICS

1. Capital Facilities Definition

The term 'capital facilities' is not specifically defined under the Growth Management Act, but the term has been defined by the Washington State Department of Community Development as part of "procedural criteria" developed under the Growth Management Act. In WAC 365-195- 210, capital facilities are defined as "a physical structure owned or operated by a government entity which provides or supports a public service." The section which follows lists a variety of public services, most of which have associated capital facilities within the Toppenish area.

2. Types and Providers of Capital Facilities

Service providers for the City of Toppenish and the unincorporated portion of its urban growth area are listed in Table 4-1. In some cases, the capital facilities supporting the services listed are located outside of the Urban Growth Area.

TABLE 4-1. SERVICE PROVIDERS IN THE CITY OF TOPPENISH'S CITY LIMITS AND URBAN GROWTH AREA (UGA)

Type of Service	City of Toppenish	Remainder of UGA
Fire Protection	City of Toppenish	Fire District No. 5, Station #9
Emergency / Rescue	City of Toppenish and Fire District No. 5.	Fire District No. 5, Station #9
General Purpose Government	City of Toppenish	Yakima County
State Highway	Washington State Dept. of Transportation	Washington State Dept. of Transportation
County Roads	N/A	Yakima County
Arterial Streets And Roads	City of Toppenish	Yakima County
Local Streets	City of Toppenish	Yakima County
Irrigation	City of Toppenish, and Wapato Irrigation Project.	Wapato Irrigation Project,
Law Enforcement	City of Toppenish Police Department, and Yakama Nation.	Yakima County Sheriff and Yakama Nation.
Libraries	Yakima Valley Libraries Branch	Yakima Valley Libraries
Parks	City of Toppenish	None
Potable Water	City of Toppenish	City of Toppenish in limited areas, individual private wells
Public Health	Yakima County Health District	Yakima County Health District

Recreational Facilities	City of Toppenish; Toppenish School District No. 202 for school facilities	None
Sewage Collection	City of Toppenish	City of Toppenish for portions of UGA, or on-site disposal, i.e. private septic tanks
Type of Service	City of Toppenish	Remainder of UGA
Sewage Treatment and Wastewater Disposal	City of Toppenish	City of Toppenish for portions of UGA, or on-site disposal, i.e. private septic tanks
Schools	Toppenish School District No. 202	Toppenish School District No. 202
Sidewalks	City of Toppenish, Washington State Department of Transportation	Yakima County, Washington State Department of Transportation
Residential and Commercial Solid Waste Collection	City of Toppenish and Waste Management Inc.	Waste Management, Inc. contracted with citizens and the Yakama Nation
Solid Waste Disposal	Yakima County via Cheyne Landfill	Yakima County via Cheyne Landfill
Storm Water Control	City of Toppenish	None
Street Lighting	City of Toppenish and Pacific Power	Yakima County/ Washington State Department of Transportation
Traffic Signals	City of Toppenish	Yakima County/ Washington State Department of Transportation
Transit	Pahto Public Passage (transit provider for Confederated Tribes and Bands of the Yakama Nation), People for People Community Connector, and very limited Medicaid only from People For People on a broker basis	Limited routes and connections from Pahto Public Passage and People For People

C. Roadway and Sidewalk System

1. Background

The Toppenish area is served by a network of roadways and streets. A full discussion of the characteristics of Toppenish's motorized and non-motorized transportation facilities and services are included in Chapter 4: Transportation Element. The information in this section of the capital facilities element is meant to be consistent with other elements in the Comprehensive Plan and related planning documents. The system assessment and forecast for future needs is included here by reference to Chapter 4: Transportation Element.

Toppenish's roadways and streets, both within the City of Toppenish and in the Urban Growth Area (UGA), are categorized under the Federal Functional Classification System (FFCS). The FFC of a roadway or streets identifies the idealized capacity of that type of

roadway or street. Evaluating the idealized capacity versus the observed or forecasted volume of traffic on a roadway or street allows the City to determine the level of service being provided by that particular facility.

Toppenish views "Levels of Service" for roadways other than arterial streets as advisory within its City limits. To maintain its historic and small city character, Toppenish adopts a level of service (LOS) standard "C" for arterials within its jurisdiction. The Washington State Department of Transportation will mitigate congestion on urban highways in cooperation with local and regional jurisdictions when the peak period LOS falls below "D". The City of Toppenish has two state highways passing through its boundaries: SR 22 and SR 97, both of which are classified as urban.

Most of the City's local streets are paved. Unpaved streets account for about 2.8% of Toppenish's linear feet devoted to streets, and include roughly 800 feet of King Lane, 200 feet of Rentschler Lane, 200 feet of Idaho Avenue, 600 feet of Berger Lane, 300 feet of Brooks Lane, and 200 feet of Adams Avenue Extension. The majority of the residential streets are paved curb to curb. Where there are no curbs, parking is found on one or both sides of the street on either dirt or gravel areas. Retail core area streets are paved curb to curb, with sidewalks and parallel parking on both sides of the street. Angle parking can be found on South Toppenish Avenue, Washington Avenue, and South Alder Street. Street rights-of-way vary throughout the City from 30 to 85 feet in width, with 60 feet being the most typical width. Approximately half the streets within City limits have full or partial sidewalks on at least one side of the street.

The City's storm drainage system is included in the roadway system. Sidewalk projects are customarily associated with street projects as well. When street improvements are made, the associated drainage facilities and pedestrian facilities are evaluated, and the necessary improvements are incorporated into the street project.

With an increase in sidewalk-only improvement funding opportunities, some sidewalk-only projects may be included in shorter-term (Six-year TIP) or longer-term (Metropolitan and Regional Transportation Plan) planning tools. The City of Toppenish has included such sidewalk-only improvement projects in their Six-Year Plan.

A linked system of sidewalks is the most obvious and economical pedestrian pathway network for the City of Toppenish. Approximately 67% of the streets in the Central Business District in Toppenish have full or partial sidewalks on at least one side of the street. The retail core area encourages walking to fully appreciate the Mural art on many of the buildings.

The City has published a mural route map which can be accessed at:
<https://www.visityakima.com/travel-maps/muralMapFrBk-web.pdf>.

A standard national classification for bikeways includes categories ranging from: Class I, bike paths, which are separate trails for the principle use of bicycles; Class II, bike lanes, in which a portion of the street is designated by sign and/or pavement markings for preferential bicycle use; Class III, bike routes, in which a street is designated with signs as a bicycle route and is shared with other transportation modes; and Class IV, shared street with no designation, in which a publicly maintained facility is not designated with signs and/or pavement markings as a bikeway, but is accessible to bicyclists. The *2016-2040 Yakima Valley Metropolitan and Regional Transportation Plan (2016-2040 M/RTP)* identifies that in the Toppenish area there are Class I, Class 11, and Class IV bicycle routes.

2. Capital Improvement Program

A Six Year Transportation Improvement Program (Six-year TIP) is updated and adopted by the City on an annual basis. The most recent program was adopted on June 1, 2017 and covers the years 2018 through 2023. Table 3-2 shows Toppenish's Six-Year TIP of fully-funded and planned roadway projects and their associated financing or potential funding sources for each improvement project.

Any entry that is displayed as light gray is not fully funded and requires additional funding to move into an active status. Projects are listed by year, in order of priority, and will be constructed as funding is available. The improvements are identified in Table 3-2 and shown on Figure 3.

Within the unincorporated portion of Toppenish's UGA, Yakima County is responsible for the identification and scheduling of roadway improvements. Identified needs and improvements will be reflected in Yakima County's 2018 to 2023 TIP. The types of improvements are expected to be similar to those identified in the City of Toppenish. The County's 2018-2023 TIP is available at <http://www.yakimacounty.us/1680/6-Year-Transportation-Improvement-Progra>. The annual update for both the City and the County are scheduled to be adopted in June 2018, however to keep the years of the TIP reported here consistent with the years of the Comprehensive Plan document, the 2018-2023 TIP is shown in the Capital Facilities Plan. To locate individual projects in Toppenish or Yakima County that have complete funding, please visit the Statewide Transportation Improvement Program (STIP) at:
<http://www.wsdot.wa.gov/LocalProqrams/ProgramMqmt/STIP.htm>.

Toppenish also participates with Yakima Valley Conference of Governments (YVCOG), the lead for the metropolitan and regional transportation planning organization, and contributes illustrative projects to be included in the long-range plan for the greater Yakima Region. The last effort for updating the regional long-range plan culminated in the *2016-2040 Yakima Valley Metropolitan and Regional Transportation Plan (2016-2040 MIRTP)*. That plan can be accessed via YVCOG's website at www.yvcog.org.

3. Roadway System Funding

Transportation is typically funded by some type of "user fees." Initially, that funding came from a portion of the property tax because property owners were the prime beneficiaries of the transportation system. The major state tax sources to fund transportation improvements are the gas tax and vehicle registration fees. The gas tax is imposed at the federal and state level and is devoted primarily to highway purposes. The Washington State gas tax rate is \$0.494 cents per gallon (2017). The collected tax is distributed in accordance with *RCW 46.68.090*.

For larger projects, the City may seek funding assistance from the Washington State Transportation Improvement Board (TIB). Other Washington State grant opportunities the City may include in its funding strategy are the Safe Routes to School Program and the Bicycle and Pedestrian Program.

There are federal grant programs that the City can pursue through the authorization of FAST Act, the federal transportation legislation. YVCOG, facilitates and approves the allocated federal funding awards to member jurisdictions and agencies upon completion of a prioritized, competitive basis.

The FAST Act created other new federal grant opportunities that required applicants to compete at the national level. The list of national grant opportunities can be accessed through the Grants.Gov website located at <https://www.grants.gov/> . The roadway system budget should be reviewed annually, and adjustments made to optimize the use of the available funds in the operating street fund.

Property owners in a particular area in need of infrastructure upgrades can also create a Local Improvement District (LID). A LID is a financial instrument that allows the property owners to share the costs of infrastructure improvements, including improving streets and constructing sidewalks.

In 1987, the Legislature created Transportation Benefit Districts (TBD) as an option for local governments to fund transportation improvements. Since 2005, the Legislature has amended the TBD statute to expand its uses and revenue authority. Most recently in 2015, the Legislature amended the TBD statute to authorize TBDs to impose vehicle

license fees of up to \$50 without a public vote and made it possible for cities to absorb the TBD in cases where the TBD has the same boundaries as the city.

A TBD is a quasi-municipal corporation and independent taxing district created for the sole purpose of constructing, improving and funding transportation improvements within the district. The legislative authority of a county or city may create a TBD by ordinance following the procedures set forth in RCW 36.73. The county or city proposing to create the TBD may include other counties, cities, or transit districts through interlocal agreements.

A TBD can fund any transportation improvement contained in any existing state or regional transportation plan that is necessitated by existing or reasonably foreseeable congestion levels. TBD funds can be used for maintenance, preservation and reconstruction improvements to city streets and county roads. Funds can also be used for public transportation and transportation demand management strategies. TBDs have several revenue options that are subject to voter approval, and other revenue options that can be imposed without voter approval. However, to impose fees that are not subject to voter approval, the TBD boundaries must be countywide or citywide, or if applicable, unincorporated countywide.

In 2012, the City of Toppenish created a TBD. This taxing district allows Toppenish to collect an additional vehicle fee to be used specifically to maintain, operate, and/or improve the existing transportation infrastructure in the City.

In 2015, legislation was approved to modify provisions related to Transportation Benefit Districts. This legislation authorized the City Council to assume control of the TBD by ordinance. Upon adoption of the ordinance the Council assumes all rights, powers, functions, and obligations of the TBD.

As of June of 2016, the Toppenish City Council assumed control of the TBD and the TBD ceased as a separate entity. Revenues as originally established continue to be collected.

TABLE 4-2. TRANSPORTATION CAPITAL IMPROVEMENT PROGRAM IN THE CITY LIMITS AND URBAN GROWTH AREA

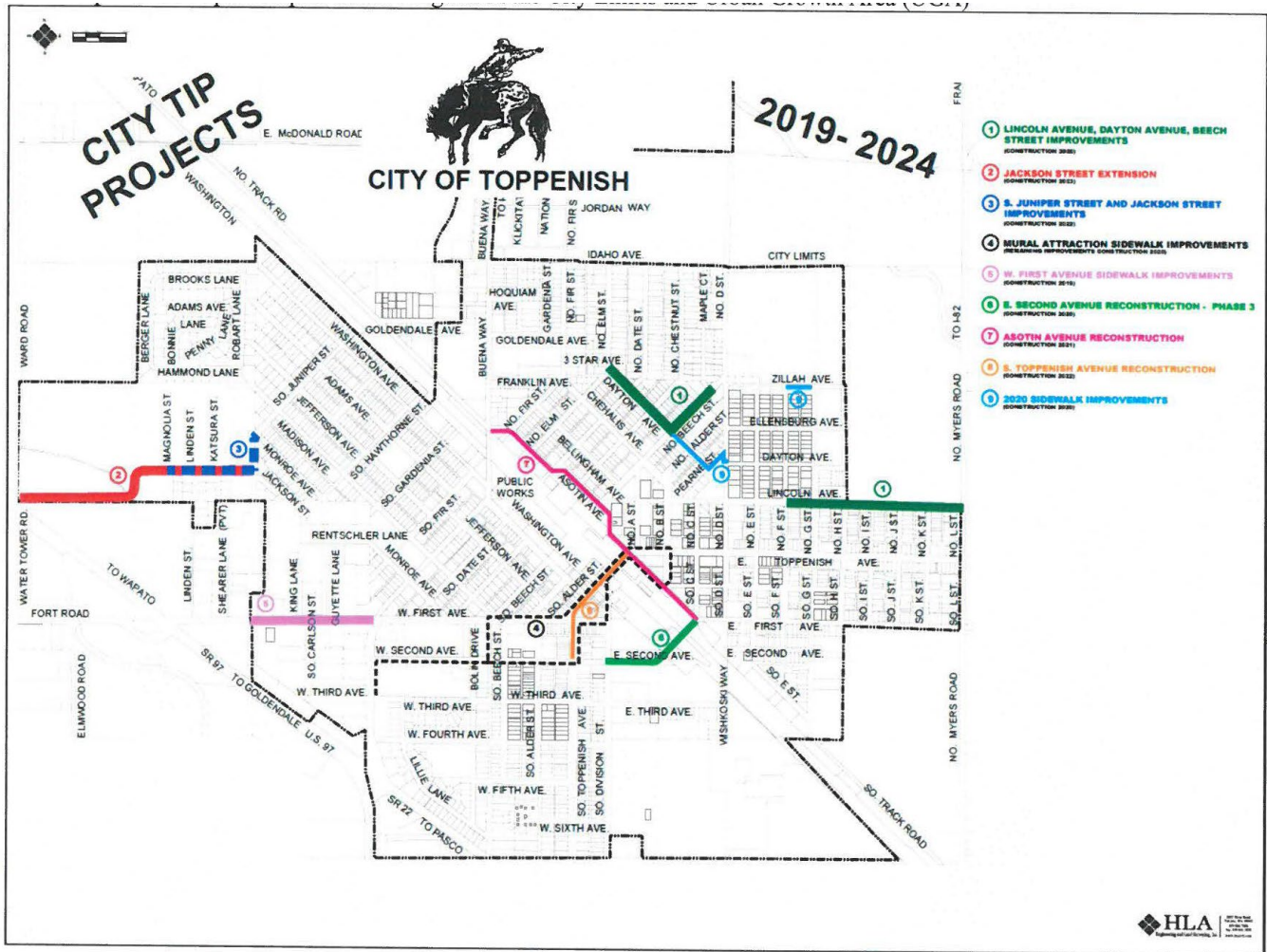
Priority Number	Project Title	Street	Functional Class	Length (miles)	Start Year	Improvements Needed	Estimated Cost	Funding Source
1	Lincoln Ave/ Dayton Ave/ Beech St Improvements	Lincoln Ave, Dayton Ave, Beech Street	Major Collector	0.84	2020	Lincoln Ave: Construct new sidewalk, curb and gutter, and illumination. Dayton Ave and Beech St: Widen and construct new 40-44 ft wide roadway section, new curb and gutter, sidewalk, storm drainage, and illumination.	\$1,936,301	STP(US)
4	Mural Attraction Sidewalk Improvements	Various Locations	Minor Collector	.22	2019	Sidewalk improvement at various locations including ADA ramps, and curb and gutter along walking routes	\$235,539	TIB
5	W. 1 st Ave. Sidewalk Improvements	W. 1 st Ave. from Elm St to west city limits.	Minor Collector	0.10	2019	New sidewalks, curb and gutter, and ADA ramps to fill existing gaps.	\$182,775	TAP(US)
2	Jackson Street Extension	Jackson Street (proposed)	Major Collector	0.55	2024	Reconstruct Jackson Street from Juniper Street west approximately 1,000 feet, then extend Jackson Street west approximately 2,000 ft to Ward Road. Construct the extended section with three lanes (minimum) hot mix asphalt, curb and gutter, sidewalks, storm drainage, and street lighting.	\$1,750,416	STP(U)*
3	S. Juniper Street and Jackson Street Improvements	S. Juniper Street, Jackson Street	Major Collector	0.27	2022	Reconstruct both streets including planning and re-use of grindings, grading, install missing segments of curb, gutter, and sidewalk, new hot mix asphalt, street lights, and storm drainage improvements.	\$934,000	TIB*
6	Second Avenue Improvements	From Division to S. G Streets	Collector	.48	2019	Reconstruct roadway new curbs, gutters, sidewalks, pavement, storm drainage and street lighting	\$2,502,500	TIB
7	Asotin Avenue Improvements	From Elm St. to E. 1 st Ave	Collector	.63	2020	Reconstruct roadway new curbs, gutters, sidewalks, pavement, storm drainage and street lighting.	\$3,323,320	TIB

8	S. Toppenish Ave. Improvements	From Asotin to 2 nd Avenue.	Minor Arterial	.28	2021	Reconstruct roadway new curbs, gutters, sidewalks, pavement, storm drainage and street lighting. Reconstruct Roadway	\$1,456,450	TIB
9	2010 Sidewalk Improvements	Various Locations	Varies	.27	2019	Install new curb gutter and sidewalks, drainage improvements, ADA Ramps and crosswalk markings.	\$472,130	STRTS
10	Idaho Street Extension	From SR 22 to N. Elm St.	Not assigned	.26	2023	Construct new roadway including clearing grubbing, excavation, curb and gutter, sidewalks, storm drainage, pavement street lighting and pavement markings.	\$1,300,000	TIB

* These are customary State and Federal funding sources and are reasonably expected to be available.

Any entry that is displayed as light gray is not fully funded and requires additional funding to move into an active status. Projects are listed by year, in order of priority, and will be constructed as funding is available.

Figure 4 – Transportation Capital Improvement Program in the City Limits and Urban Growth Area(UGA)



D. DOMESTIC WATER SYSTEM

1. Background

In 2016, the City of Toppenish completed a comprehensive *2016 Water System Plan* in accordance with Washington Administrative Code, WAC 246-290-100 and WAC 246-291-140. The complete Water System Plan is available at Toppenish City Hall. A full discussion of the characteristics of Toppenish's domestic water facilities and services, the full assessment of the capacity of facilities, and the forecast needs based on projections for future growth are included here by reference to the *2016 Water System Plan*.

The principal goal of water system planning is to make efficient use of available resources. This is accomplished by making decisions about water system capital improvements and operations which are in accordance with overall system policies and directions expressed in a utility's water system plan.

An equally important reason for developing a water system plan is to assure orderly growth of Toppenish's system while maintaining reliable delivery of high quality water. The plan is intended to guide water utility actions in a manner consistent with other activities taking place in the community.

The water system plan is intended to look ahead at least twenty years into the future. Development of a definite improvement schedule and financial program is required for the first six-year period, while the planning approach for the second period may be more conceptual. The Water System Plan will need to be updated in 2023.

2. Water System Facilities Inventory

The system is a Group A Public Water Supply as defined by the State of Washington Department of Health. The system serves all residential, commercial and industrial customers within the corporate limits. Services have also been extended to some customers outside of the corporate limits but within the Urban Growth Boundary (UGA).

The system has a total of 2,446 connections. Of these connections 2,112 are residential, 255 are commercial, 7 are industrial, and 71 are institutional public property. All connections to the system intended for consumption are metered. Non-metered connections consist of supply lines to automatic fire suppression systems in buildings and are not included in the connection totals.

a. Source

Water is sourced from six active wells located throughout the City. The wells have a combined pumping capacity of 5,015 gallons per minute. All wells are equipped with water treatment equipment consisting of gas chlorination for disinfection and fluoridation for dental health. Well pumps are powered from the electrical grid with backup diesel generators. Table 4-3 shows details about each of the wells.

b. Storage

The system has four active reservoirs with a total capacity of 3,448,000 and an available capacity of 2,457,000 gallons. These reservoirs maintain constant pressure throughout the system and provide operating and reserve capacity. All operating reservoirs are in good condition. A periodic maintenance schedule is included in the 2016 Water System Plan. Table 4-4 provides details about the City's reservoirs.

3. Water Rights

The City of Toppenish lies entirely within the jurisdictional boundaries of the Yakama Nation reservation. Within the boundaries of the reservation the Yakama Nation is the sole entity for enforcing, administering, and adjudicating water resources. The State of Washington Department of Ecology no longer issues permits for water rights within the reservation boundaries. Permits for water use, known as Existing Use Permits, are issued by the Yakama Nation Water Code Administration. The city has been issued an Existing Use Permit for each active well in the system. The permits can be renewed on a 10-year basis to adjust fees. Each permit allows a rate of water withdrawal equal to or exceeding the capacity of each active well. Accordingly, the Existing Use Permits demonstrate adequate water rights for wells in the system.

TABLE 4-3. ESSENTIAL FEATURES OF THE CITY OF TOPPENISH'S WATER SOURCES

Facility	Year Drilled	Description	Location	Depth in Feet	Capacity in GPM	Year Built	Condition	Present Value
Well No. 3	1937	Well, Pumphouse & Water Treatment Bldg	18 Asotin Avenue	188	495	1994	Good, except for lack of backup generator.	\$113,500
Well No. 5	1953	Well, Pumphouse & Water Treatment Bldg	Olney Park	291	950	1952	Fair; declining capacity, pumphouse and chlorine room need modernization.	\$33,100
Well No. 6	1959	Well, Pumphouse & Water Treatment Bldg	510 W. Second	863	195	1994	Good	\$42,500
Well No. 7	1973	Well, Pumphouse & Water Treatment Bldg	503 W. Magnolia Street	1,024	2,200	1974	Poor; due to unknown electrical issues that cause sporadic failures.	\$127,800
Well No. 8	1994	Well, Pumphouse & Water Treatment Bldg	510 W. Second	250	375	1993	Fair; sand production limits capacity.	\$114,700
Well No. 9	2013	Well, Pumphouse & Water Treatment Bldg	90 Idaho Avenue	444	800	2012	Good	\$1,100,000

TABLE 4-4. CAPACITIES OF THE CITY OF TOPPENISH'S WATER RESERVOIRS

Facility	Description	Location	Total Capacity (gallons)	Available Capacity (gallons)	Year Built	Condition	Present Value
Reservoir No. 2	Elevated Steel Tank	18 Asotin Avenue	223,000	223,000	1937	Good	\$352,150
Reservoir No. 3	Elevated Steel Tank	510 W. Second	543,000	543,000	1953	Fair, repair work is required.	\$704,300
Reservoir No. 4	Welded Steel Standpipe	503 W. Magnolia Street	1,008,000	603,000	1993	Good	\$969,830
Reservoir No. 5	Welded Steel Standpipe	90 Idaho Avenue	1,674,000	1,088,000	2014	Good	\$2,100,000

c. Distribution

The distribution system consists of over 195,664 lineal feet of water pipe consisting of ductile iron, cast iron, asbestos cement and PVC materials. The majority of the distribution system is construction of either cast or ductile iron pipe. Pipe sizes range from 3 to 12-inches in diameter. The system also includes 220 hydrants for fire suppression. Table 4-5 below summarizes the City's distribution system.

TABLE 4-5. SUMMARY OF THE CITY OF TOPPENISH'S WATER DISTRIBUTION SYSTEM TYPES AND SIZES OF PIPES

Type of Pipe	Length (feet)	Percent
PVC	1,978	1.0%
Ductile Iron	44,109	22.5%
Asbestos Cement	57,145	29.2%
Cast Iron	92,432	47.2%
Total	195,664	100%
Size of Pipe	Length (feet)	Percent
3-inch	498	0.3%
4-inch	31,792	16.2%
6-inch	51,543	26.3%
8-inch	69,309	35.4%
10-inch	12,083	6.2%
12-inch	27,260	13.9%
16-inch	3,179	1.6%
Total	195,664	100%

The age of pipes in the distribution system varies widely. Some of the older cast iron and asbestos cement pipes are aging, nearing the end of their useful life, and it is suspected some of the cast iron pipe is corroded and may be leaking. Some pipes in the system are undersized and deliver insufficient flow as measured in gallons per minute. The majority of the system is looped.

d. Telemetry and Control

The water system is controlled by a recently upgraded telemetry system. The telemetry system exercises supervisory control, data collection, and monitoring of the water system operation from a programmable logic controller (PLC) located in the Public Works office. The system monitors the status and production rate of each well, reservoirs levels and

water treatment functions. An abnormality in the function of any of these systems produces an alarm to the water treatment operator.

4. Current and Future Demand

The 2016 Water Systems Plan forecasts the future growth and demand on the system based on projections of population growth in the land use element. Factors influencing demand include population, type of residential development, per capita income, types of commercial and industrial enterprises, climate, use of water for irrigation and anticipated changes to the price structure.

The system serves a variety of customer types ranging from single-family residential to industrial enterprises. Each type of customer puts a unique demand on the system. For planning purposes, each customer type is evaluated in terms of equivalent residential units (ERU). One ERU is the demand of an average single-family home in the system. Some types of commercial uses have an ERU of 0.9 per connection, while each industrial connection constitutes 21 ERU's. This system facilitates the forecasting of future demands. Table 4-6 summarizes existing demand and demand forecasts for various years through 2037 as reported in the 2016 Water System Plan.

TABLE 4-6. SUMMARY OF THE CITY OF TOPPENISH'S EXISTING AND FUTURE WATER DEMANDS

Year	No. of Services	ERUs	Average Daily Demand (gallons)
2017	2,446	3,331	1,410,000
2023	2,532	3,448	1,605,000
2027	2,575	3,507	1,633,000
2037	2,667	3,632	1,691,000

Based on these forecasts the number of services and ER Us is expected to steadily increase resulting in increased demands on the system. A more robust discussion about peak demand is included in the 2016 Water System Plan.

In 2003, the Washington State Legislature passed the Municipal Water Supply-Efficiency Requirements Act. The Act was a multi-year effort to reform the state's water laws. The Water Use Efficiency (WUE) Rule requires municipal water systems to report collect and consumption data, forecasts of future demands, evaluation of system leakage, evaluation of water rate structures, and implementation of measures. Chapter 4 in the 2016 Water

System Plan satisfies the WUE requirements and adds planned actions by the City of Toppenish in a variety of water shortage or water loss events.

5. Capital Improvement Program

Throughout the 2016 Water System Plan, generally summarized at the end of each chapter, are descriptions of deficiencies and concerns and recommendations to address them. The Capital Improvement Program is a listing of planned actions and projects identified by the potential year the project or action will be necessary and an estimate of the cost to accomplish the action or project.

The recommended improvements from the Water Systems Plan are divided into two categories: Table 4-7 Toppenish's Schedule of Recommended Operations and Maintenance (O&M) Improvements (Years 2017-2027); and Table 4-8 Toppenish's Schedule of Recommended Major Capital Improvements (Years 2017 through 2037). The prioritized improvements are shown on Figure 4. In each improvement category table, the project name of the recommended improvement and estimated project costs (based on 2017 construction costs) are listed by scheduled year. Full project descriptions and estimate assumption details are in the Water Systems Plan.

The O&M improvements shown in Table 4-7 on the next page are necessary for system operation and maintenance of existing facilities, including well and reservoir rehabilitation, water use efficiency (WUE) measure implementation, and other miscellaneous improvements.

TABLE 4-7. TOPPENISH'S SCHEDULE OF RECOMMENDED OPERATIONS AND MAINTENANCE IMPROVEMENTS (YEARS 2018-2037)

Priority Number	Improvement Description	Estimated Cost in 2017 Dollars	Completion Year	Estimated Cost in YOE Dollars	Funding Source
1	Well No. 8 Inspection and Rehabilitation	\$ 132,800	2018	\$ 136,784	City
2	Source Wells Protective Covenants	\$ 17,500	2019	\$ 18,550	City
3	Reservoir No. 5 Cleaning and Inspection	\$ 6,000	2020	\$ 6,540	City
4	Water System GIS Mapping	\$ 28,138	2021	\$ 31,514	City
5	Well No. 3 Inspection and Rehabilitation	\$ 152,760	2022	\$ 175,674	City
6	Water System Plan Update	\$ 100,000	2023	\$ 118,000	City
7	Reservoir No. 3 Cleaning and Inspection	\$ 6,000	2024	\$ 7,260	City
8	Well No. 9 Inspection and Rehabilitation	\$ 152,760	2027-2037		City
9	Reservoir No. 2 Cleaning and Inspection	\$ 6,000	2027-2037		City
10	Reservoir No. 4 Cleaning and Inspection	\$ 6,000	2027-2037		City
11	Well No. 6 Inspection and Rehabilitation	\$ 202,660	2027-2037		City
12	Well No. 7 Inspection and Rehabilitation	\$ 295,740	2027-2037		City
13	Well No. 5 Inspection and Rehabilitation	\$ 152,760	2027-2037		City

Year of Expenditure (YOE) improvement costs are in 2017 dollars adjusted by an annual inflation rate of 3%.

The recommended major capital improvements, shown in Table 4-8 on the next page, are those necessary to improve a system deficiency such as fire flow, source and/or storage capacity, water quality, or replacement of aging and/or undersized system components.

Future planning improvements are also identified in Table 4-8, beyond the six-year short-term planning period, as necessary to accommodate system expansions serving future service areas. The future planning improvements are more expensive and will customarily require grants or loans to accomplish.

TABLE 4-8. TOPPENISH'S SCHEDULE OF RECOMMENDED MAJOR CAPITAL IMPROVEMENTS (YEARS 2018 THROUGH 2037)

Priority Number	Improvement Description	Estimated Cost in 2017 Dollars	Completion Year	Estimated Cost in YOE Dollars	Funding Source
1	Well No. 5 Improvements	\$ 1,344,236	2019	\$ 1,533,000	DWSRF Loan/City
3	Public Works Shops Water Main Loop	N/A	2019	\$250,000	Insurance Settlement
9	Well No. 3 Generator	\$ 100,000	2020	\$ 112,550	DWSRF Loan/City
2	Satus Ave. 8-inch Water Main Loop	\$ 316,594	2020	\$ 345,590	DWSRF Loan/City
4	S. Date St. Water Main Loop	\$ 420,110	2020	\$ 459,069	DWSRF Loan/City
5	S. Chestnut St. Water Main Update	\$ 344,880	2020	\$ 376,960	DWSRF Loan/City
6	Reservoir No. 3 Rehabilitation and Recoating	\$ 938,750	2021	\$ 1,056,570	DWSRF Loan/City
7	2 nd Ave. Railroad Crossing Water Main Loop	\$ 230,042	2021	\$ 258,914	DWSRF Loan/City
8	Bio Twine – Silgan Water Main Loop	\$ 311,645	2024	\$ 383,284	DWSRF Loan/City
10	Reservoirs No. 2 and 4 Rehabilitation and Recoating	\$ 938,750	2024	\$ 1,154,550	DWSRF Loan/City
11	Well No. 7 Electrical Improvements	\$ 310,000	2024	\$ 381,260	DWSRF Loan/City
12	Industrial Water Main Ph. 2	\$ 148,707	2027-2037		DWSRF Loan/City
13	Industrial Water Main Ph. 3	\$ 163,124	2027-2037		DWSRF Loan/City
14	Well No. 3 Improvements	\$507,903	2027-2037		DWSRF Loan/City
15	Well No. 7 Manganese Treatment / Removal Improvements	\$ 1,345,127	2027-2037		DWSRF Loan/City
16	Well No. 8 Improvements	\$ 633,917	2027-2037		DWSRF Loan/City
17	Well No. 6 Manganese Treatment / Removal Improvements	\$ 449,832	2027-2037		DWSRF Loan/City
18	S. F St. 8-inch Water Main Loop	\$ 64,892	2027-2037		DWSRF Loan/City
19	W. Third & W. Fifth Ave. Water Main Loops	\$ 44,447	2027-2037		DWSRF Loan/City
20	S. Beech St. Water Main Upsize	\$ 119,089	2027-2037		DWSRF Loan/City
21	Goldendale Ave. Water main Upsize & Loop	\$ 131,641	2027-2037		DWSRF Loan/City
22	Bellingham Ave. 8-inch Water Main Loop	\$ 67,309	2027-2037		DWSRF Loan/City
23	Ellensburg Ave. 8-inch Water Main Loop	\$ 60,896	2027-2037		DWSRF Loan/City
24	Toppenish WWTP 12-inch Water Main Loop	\$ 1,067,819	2027-2037		DWSRF Loan/City
25	Katsura St. 8-inch Water Main Loop	\$ 81,148	2027-2037		DWSRF Loan/City
26	S. Carlson St. Water Main Upsize	\$ 36,905	2027-2037		DWSRF Loan/City

Year of Expenditure (YOE) improvement costs are in 2017 dollars adjusted by an annual inflation rate of 3%.

6. Capacity Considerations

The overall capacity of the system was evaluated based on three basic components. These consist of supply in terms of water rights; source capacity, in this case the wells; and adequacy of the storage system. The analysis also took into consideration the impact to the water system in the event that Washington Beef LLC were to connect to the system. An additional 301 ERU's will be required to address projected growth. The system has adequate capacity to accommodate this growth and is able to serve Washington Beef demand if necessary.

7. Water System Funding

There are five basic categories of potential financing for domestic water-related improvements:

- Local Public Enterprise Funds
- Use of Local Public Powers
- State Assisted or Guaranteed Resources
- Federally Assisted or Guaranteed Resources
- Private Development

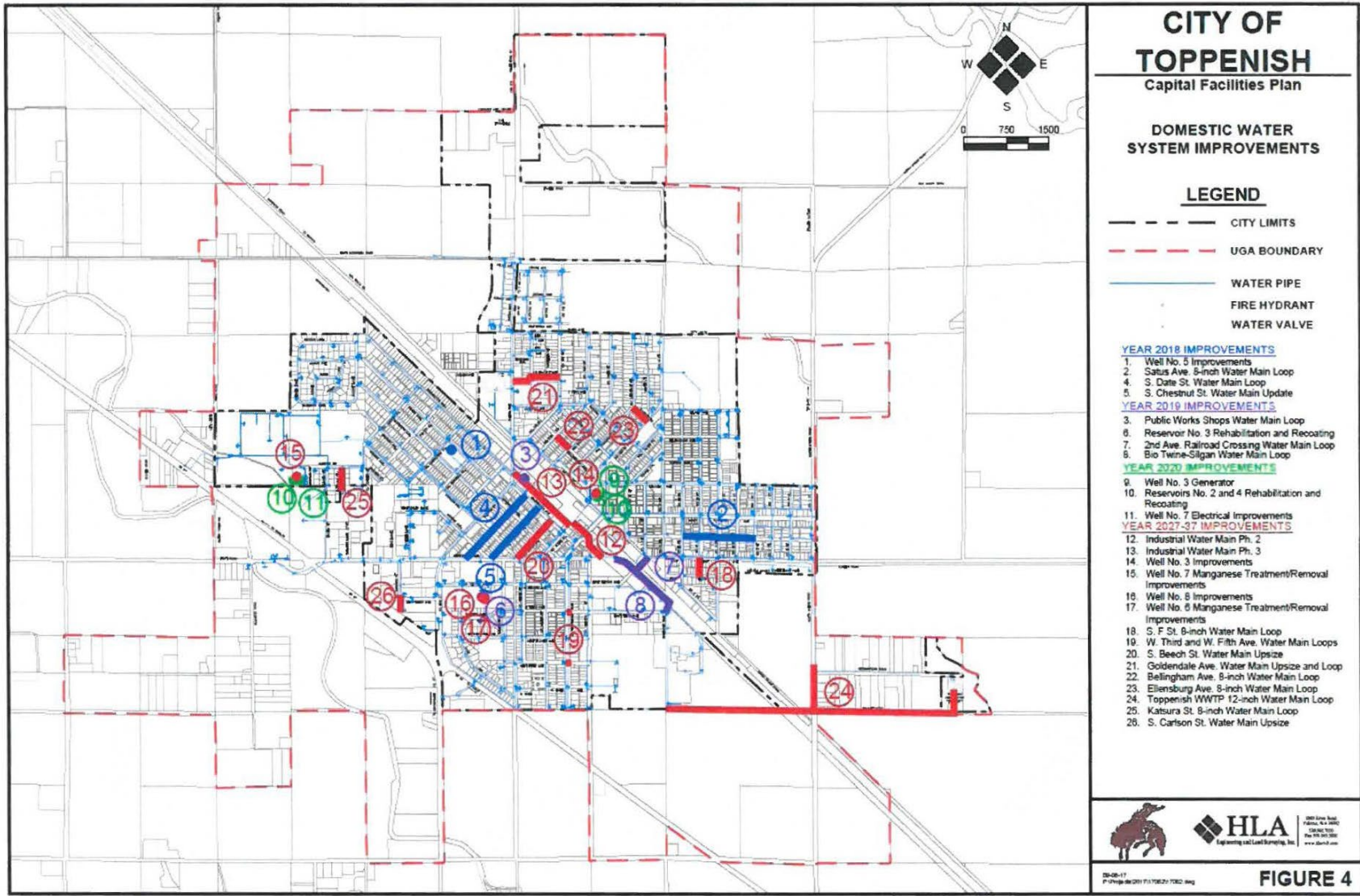
A combined funding opportunity section is placed after the Sanitary Sewer System section because many of the funding opportunities are common between domestic, stormwater, and wastewater facilities and related activities.

Current availability of funding is limited with a number of the sources within these categories. Many sources restrict the use of funds to certain projects and others limit their monetary participation to a percentage of the total cost.

A detailed financial program was developed for the City's 2016 Water Systems Plan and is provided in Table 9-6 in CHAPTER 9. The proposed financial program incorporates projected operations, maintenance, and capital improvement costs for an eleven-year period of 2016-2026. Projected revenues and expenditures of the water system include growth factors and inflation rates, in addition to the recommended rate increases, to account for estimated growth within the City, as discussed in CHAPTER 9 of the 2016 Water Systems Plan.

The City of Toppenish will continue annual reviews of the water system's financial program during their budget preparation process. The financial program will also be reviewed and revised as needed during the next update of the Water System Plan in 2023. This continued review will allow for modifications to the proposed rate and revenue increases, should

financial conditions change. Figure 4 - Domestic Water Capital Improvement Program in the City Limits and Urban Growth Area (UGA)



CITY OF TOPPENISH

Capital Facilities Plan

DOMESTIC WATER SYSTEM IMPROVEMENTS

LEGEND

- CITY LIMITS
- UGA BOUNDARY
- WATER PIPE
- FIRE HYDRANT
- WATER VALVE

- YEAR 2018 IMPROVEMENTS**
1. Well No. 5 Improvements
 2. Satus Ave. 8-inch Water Main Loop
 4. S. Date St. Water Main Loop
 5. S. Chestnut St. Water Main Update
- YEAR 2019 IMPROVEMENTS**
3. Public Works Shops Water Main Loop
 6. Reservoir No. 3 Rehabilitation and Recoating
 7. 2nd Ave. Railroad Crossing Water Main Loop
 8. Bo Twine-Silgan Water Main Loop
- YEAR 2020 IMPROVEMENTS**
9. Well No. 3 Generator
 10. Reservoirs No. 2 and 4 Rehabilitation and Recoating
 11. Well No. 7 Electrical Improvements
- YEAR 2027-37 IMPROVEMENTS**
12. Industrial Water Main Ph. 2
 13. Industrial Water Main Ph. 3
 14. Well No. 3 Improvements
 15. Well No. 7 Manganese Treatment/Removal Improvements
 16. Well No. 8 Improvements
 17. Well No. 6 Manganese Treatment/Removal Improvements
 18. S. F. St. 8-inch Water Main Loop
 19. W. Third and W. Fifth Ave. Water Main Loops
 20. S. Beech St. Water Main Upsize
 21. Goldendale Ave. Water Main Upsize and Loop
 22. Bellingham Ave. 8-inch Water Main Loop
 23. Ellensburg Ave. 8-inch Water Main Loop
 24. Toppenish WWTP 12-inch Water Main Loop
 25. Katsura St. 8-inch Water Main Loop
 26. S. Carlson St. Water Main Upsize



FIGURE 4

E. Stormwater System

1. Background

Washington State Department of Ecology (Ecology) is responsible for issuing stormwater discharge permits to most larger communities in Washington State. Water quality standards have been created and are captured in two manuals for Washington State: the *Stormwater Management Manual for Western Washington* and the *Stormwater Management Manual for Eastern Washington*. Both manuals strive to meet state law as presented in Title 90 of the Revised Code of Washington (RCW), provide the commonly accepted technical standards that are meant to address the State water quality standards included in Chapter J 73-200 in the Washington Administrative Code (WAC), explore new stormwater design information, and highlight new approaches to storm water management. In 2017, Department of Ecology began the process to update the *Stormwater Management Manual for Eastern Washington* manual and anticipates the release of the updated draft in 2018.

Although the City is not quite at the population level to necessitate obtaining a permit from the Department of Ecology during the drafting of this Capital Facilities Plan, the population threshold is expected to trigger required action before the 2020 Census.

Separation of stormwater and sanitary sewer water prevents unanticipated and costly treatment of stormwater flow into wastewater treatment facilities. Because Toppenish manages its own wastewater treatment facility and is experiencing adverse effects from infiltration and inflow to the sanitary sewer system, stormwater management continues to be a priority in Toppenish. Infiltration and inflow (I/I) measurement and consequences are covered in summary detail in the **Sanitary Sewer System** section of this plan and covered in greater detail in Toppenish's *General Sewer Plan*.

2. Stormwater System Inventory

Most of the stormwater in Toppenish flows into 18.2 miles of storm water sewer collector pipe and 5.6 miles of the larger interceptors. The City has also installed a pumping station devoted exclusively to stormwater. The current stormwater system inventory is shown on Figure 5 on page 26.

3. Current and Future Demand

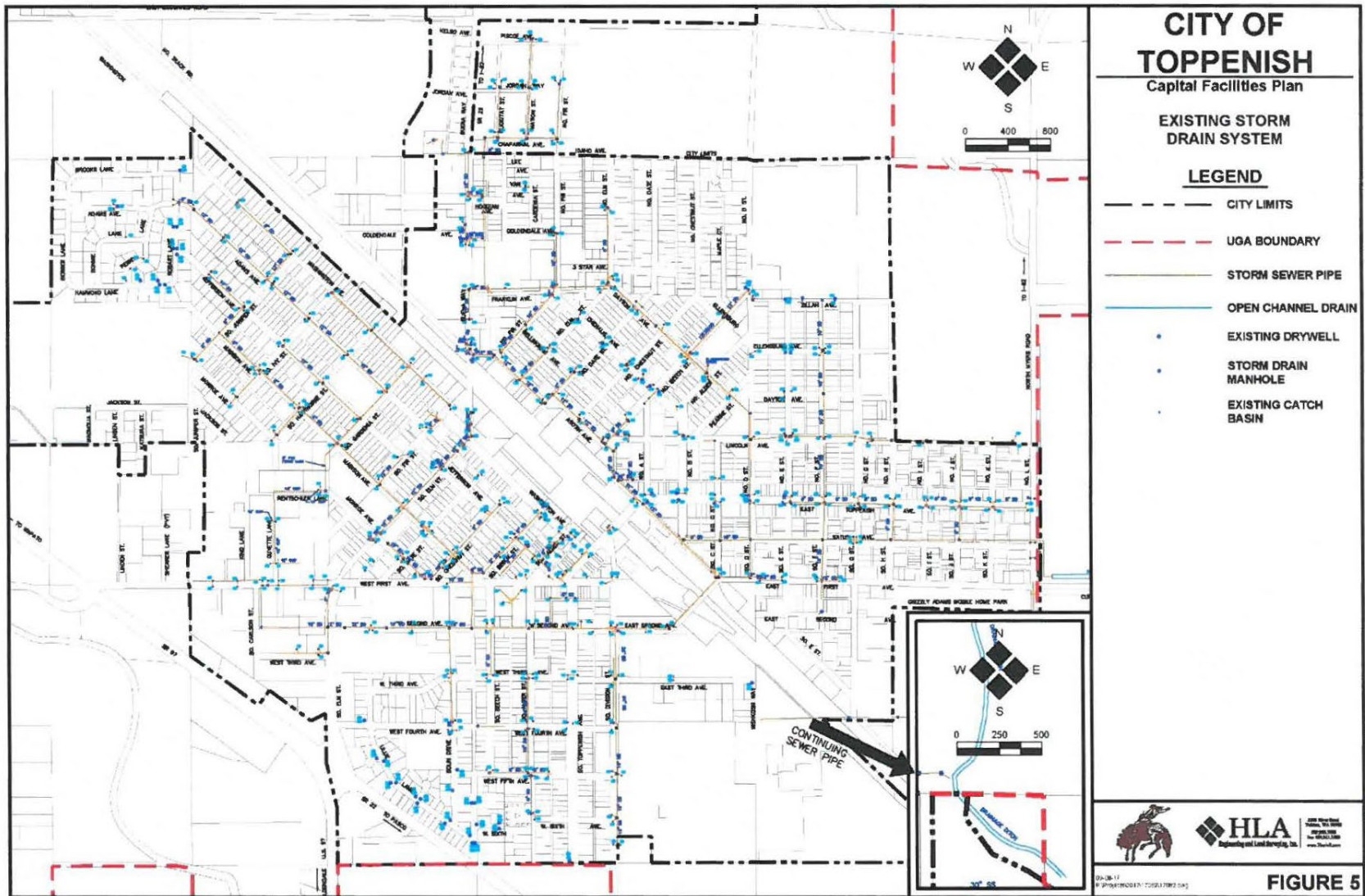
The City forecasts the future growth and demand on the system. Factors influencing demand include population, type of residential development, per capita income, types of commercial and industrial enterprises, climate, use of water for irrigation, and anticipated changes to the price structure.

Currently, the City requires new development, redevelopment, and construction to contain and treat stormwater on the project site and does not allow for discharge into the existing City operated stormwater drainage system.

4. Capital Improvement Program

Much of the City-owned storm drain system is included in the roadway system. When roadway improvements are made, the associated drainage facilities are evaluated and the necessary replacements or modifications are incorporated into the street project. There is no separate stormwater system capital facilities program

Figure 5 - Stormwater Capital Improvement Program in the City Limits and Urban Growth Area (UGA)



F. SANITARY SEWER SYSTEM

1. Background

In 2017, the City of Toppenish is updating the General Sewer Plan. The *2017 General Sewer Plan* describes the efforts taken to assess the existing condition of Toppenish's sanitary sewer system and formulate a program of improvements.

Summarized sanitary sewer system information and resulting prioritized project lists will be shared in this section of the Capital Facilities Plan. A full discussion of the characteristics of Toppenish's sanitary sewer facilities and services, the full assessment of the capacity of facilities, and the forecast needs based on future growth are included here by reference to the *2017 General Sewer Plan*.

The City of Toppenish is located on deeded lands of the Confederated Tribes and Bands of the Yakama Nation. As a result, the City of Toppenish Wastewater Treatment Facility is regulated at the federal level by the Environmental Protection Agency (EPA). A comprehensive discussion of the proximity of the City of Toppenish to the lands of the Confederated Tribes and Bands of the Yakama Nation and the proximity of the City to other waters of Washington State is included in Chapter 1 of the *2017 General Sewer Plan*.

Water is one of the most regulated resources in Washington State. If, when, and how the City of Toppenish seeks and receives various State funding, the City will be agreeing to follow Washington Administrative Code (WAC) and Revised Code of Washington (RCW) rules and regulations.

By Washington State regulation, general sewer plans are required to contain maps showing sources of water supply, water storage reservoirs, water treatment plants, and water transmission lines. General sewer plans are required to satisfy the Washington Administrative Code, WAC 173-240-050. The following major components are included in the *2017 General Sewer Plan*:

- Definition of the planning area, determination of the areas in and around Toppenish most likely to grow, and the projected population increases;
- Development of estimates for the current quantity of wastewater and the projected quantity to be generated within the planning area;
- Evaluation of the capacity and condition of the existing sewer system, including lift stations;
- Recommendations for extension of the existing sewer system, including lift stations;
- Development of design standards for extension of sewers and for lift stations; and
- Development of policies for the extension of sewer service.

Toppenish developed the *2017 General Sewer Plan* to guide orderly maintenance and repair of an aging and deteriorating wastewater collection system.

2. Overall Sanitary Sewer System Performance

The City of Toppenish has established thresholds for capacity flows and loadings based on the design of the Wastewater Treatment Facility (WWTF) and is regulated under the National Pollutant Discharge Elimination System (NPDES) permit number W A0026123 issued by EPA on May 23, 2013. Del Monte Foods Plant 112 Toppenish also holds a permit because of their potential industrial discharges to a municipal wastewater collection/treatment system. The Del Monte permit is issued by the State of Washington and is regulated by the State. Del Monte only discharges domestic waste to the Toppenish sewer system and not industrial waste because of on-site water treatment.

TABLE 4-9. SUMMARY OF THE CITY OF TOPPENISH'S EXISTING AND FUTURE WASTEWATER CONNECTION DEMANDS

Population		Existing ⁽¹⁾	2025	2035
Total Projected Population		8,965	9,454	9,810
Projected Flows	Design Criteria	Existing ⁽¹⁾	2025	2035
Total Base Flow ⁽²⁾ (mgd)	N/A	0.83	0.88	0.91
Average Annual Flow (mgd)	1.23	1.21	1.26 ⁽³⁾	1.29 ⁽³⁾
Maximum Month (mgd)	1.67	1.90	1.94 ⁽³⁾	1.98 ⁽³⁾
Maximum Day (mgd)	2.16	2.26	2.31 ⁽³⁾	2.34 ⁽³⁾
Peak Hour (mgd)	3.70	2.87	2.83 ⁽⁴⁾	2.99 ⁽⁴⁾

(1) From Table 5-1 averages of the 2017 General Sewer Plan (GSP).

(2) Equals 93 gpcd multiplied by total population from above.

(3) Equals base flow plus corresponding I/I value from Table 5-6 of the 2017 GSP.

(4) Assumes a base flow peaking factor of 1.5 and that I/I in existing developed areas remains constant at 1,927 gpad, but in newly developed areas will be 300 gpad.

The information from Table ES-I in the *2017 General Sewer Plan* is repeated in Table 4-10 below and shows that two tracked wastewater performance measures are currently in exceedance: Maximum Month Flow (mgd) and Maximum Day Flow (mgd).

TABLE 4-10. TOPPENISH'S CURRENT AND PROJECTED FLOWS AND LOADINGS

Parameter	Existing Design Criteria	Existing	Projected 2035	Year Exceeded
Annual Average Flow (mgd)	1.23	1.21	1.29	2020
Maximum Month Flow (mgd)	1.67	1.9	1.98	Currently Exceeded
Maximum Daily Flow (mgd)	2.16	2.26	2.34	Currently Exceeded
Peak Hour Flow (mgd)	3.7	2.87	3.41	(1)
Maximum Month BOD	2,581	1,917	2,225	(1)
Maximum Month TSS	2,634	2,212	2,343	(1)
Maximum Month TKN	516	406	445	(1)

(5) Not projected to exceed the parameter in the 20-year planning period.

The City recognizes flows to the wastewater treatment facility have increased significantly in the past 10 years. After careful evaluation of the contributing factors to the wastewater stream, the City determined the increased flows are due to an increase in infiltration and inflow (I/I) during the summer months. In fact, the General Sewer Plan demonstrates that the City of Toppenish has excessive infiltration by EPA standards. Infiltration is groundwater entering a sewer system by means of defective pipes, pipe joints, or manhole walls. Storm events or irrigation activities trigger a rise in groundwater levels and increase water seeping into the wastewater system. Inflow is surface water entering the sewer system from yard, roof, and footing drains, from cross connections with storm drains, and through holes in manhole covers. Peak inflow occurs during heavy storm events when storm sewer systems are overwhelmed beyond their capacity.

The presence of I/I in the City of Toppenish's wastewater system is easily understood by determining the winter water consumption in households, businesses, and industries, and then comparing the source water amounts to the amounts being received at the Wastewater Treatment Facility. The per capita I/I compared to EPA criteria is shown in Table 5.9 of the 2017 General Sewer Plan and repeated on the next page for context. VI is measured in gallons per capita per day (gpcd).

TABLE 4-11. PER CAPITA INFILTRATION AND INFLOW COMPARED TO EPA CRITERIA

Parameter	EPA Criteria for Excessive I/I (gpcd)	Estimated Toppenish I/I Value (gpcd)
EPA Excessive Infiltration Criteria	120	208 ⁽¹⁾
EPA Excessive Inflow Criteria	275	253 ⁽²⁾

(1),(2) See Table 5-9 in the 2017 General Sewer Plan for calculation details

The City realizes that the excessive infiltration is decreasing treatment efficiency and is committed to financing the capital improvements in the *2017 General Sewer Plan* to reduce infiltration.

3. Sanitary Sewer System Facilities Inventory

The sanitary sewer system is made up of basins, piping of various size, lift stations, and the Wastewater Treatment Facility.

a. Basins

Connections to the system are identified by the basin in which the household, business, or industry is located. Toppenish has divided the current overall system into twenty-eight basins and added sixteen more for forecast purposes. Each of the basins are identified in Chapter 4 of the 2017 General Sewer Plan.

b. Collection System

The grid of piping in and between basins allows the sewage to flow due to gravity ultimately to the Wastewater Treatment Facility. The ages of the pipes vary from new (one or two years old) to one hundred years old in some places of the City. Two recent rounds of sewer collection system improvements replaced some of the oldest vitrified clay and concrete piping.

The entire sewer system is approximately 162,431 linear feet of pipe. In 2015, the City purchased a sewer video camera system and began videotaping the collection system as a means of assessing the in-place condition of the sewer pipes. The results of the assessment are covered in detail in the General Sewer Plan, summarized in Table 3-12 on page 29, and will guide the prioritization of future pipe replacement.

c. Lift Stations

Because the slope of the piping is important and because there is a limit to the depth the system can feasibly be built, the system uses lift stations to return the sewage to a higher elevation at certain points so that pipes are kept at a manageable depth for installation, repair, and maintenance.

The City of Toppenish owns and operates seven sewage lift stations. Each station is inspected and evaluated for electrical, mechanical, and structural condition. The capacity of the lift station is of key importance when determining whether demand can be accommodated adequately now and into the future. If the basin demand reaches limits that make an upgrade of the lift station pump necessary, it's important to know when the

upgrade is needed. All lift stations were evaluated in detail in Chapter 6 of the *2017 General Sewer Plan*.

d. Wastewater Treatment Facility

The treatment process for wastewater is guided by NPDES permit No. WA0026123. The current facility details are included in Chapter 7 of the *2017 General Sewer Plan*. The treatment facility includes equipment for screening, grit removal, clarifying, aeration, secondary clarifying, and UV treatment of liquid waste and digesters, presses, thickeners, and drying beds for solid waste.

Although a table of maintenance and equipment needs is included in this Capital Facilities Plan, the City is currently studying or planning to study separate but specific phosphorous-related and I/I-related issues. The City acknowledges that upon completing those studies, newly identified Capital Improvement Program needs will require an amendment to this section of the Comprehensive Plan.

The condition of the current collection system, lift stations, and wastewater treatment facility are fully explored in the *2017 General Sewer Plan*. Summaries of the deficiencies and recommended improvements for the Sanitary Sewer System are shown in tables in the Capital Improvement Program section.

4. Computer Modeling of the Sanitary Sewer System

Because of the complexity of the system, to evaluate the current conditions and forecast the future needs, the City of Toppenish accomplishes hydraulic analysis through a computer model. The existing system is simplified to a more skeletal representation and land uses are accounted for which aid in determining future demand from households, businesses, and industry. The model then loads in the flows of the system and show where the system is experiencing near capacity or over capacity situations.

The model can accommodate future years by adding planned improvements to the skeletal system and increasing demand according to the growth that is estimated for the City. This method of forecasting is incrementally accomplished through all the required planning years. The results are evaluated and used for decision-making.

5. Capital Improvement Program

The model is one of many tools the City staff considers when planning the types of necessary maintenance, repair, and upgrades the system needs to adequately provide services for citizens both now and into the future. These planning efforts culminate in a Capital Improvement Program.

a. Collection system deficiencies

a. The hydraulic analysis model of the existing collection system identified two gravity main improvements to address current and future pipe capacity deficiencies. Table 6-2 from the General Sewer Plan is included as Table 4-12 on the next page and shows the recommended gravity main improvements resulting from computer model analysis.

TABLE 4-12. RECOMMENDED GRAVITY MAIN IMPROVEMENTS

Project	Location	Modeling Location	Capacity Issue Identified in Hydraulic Model	Recommendation
1	Madison Ave & S. Gardenia St	MH H-5 to H-9	Surcharges <0.5 ft; undersized 10-inch pipes	Upsize 10-inch pipe to 12-inch from MH H-6 to 1-1 (approximately 1,600 linear feet)
2	Goldendale Ave & Buena Way to Dayton Avenue & N. Date St.	MH E-7 to E-27	Surcharges < 0.5 ft; undersized 8- and 10-inch pipes	Upsize 10-inch pipe to 12-inch from MH E-7 to EE-22 (approximately 1,450 linear feet) and upsize 8-inch pipe to 10 inch from MH E-22 to E-27(a)

(l) Verification of inverts for these areas should be done prior to design or construction to confirm capacity issues

b. Lift station deficiency

In addition to pipe size deficiencies in the two projects identified above, analysis identified the Carlson lift station has inadequate capacity for current or future flows. Table 6-3 of the *2017 General Sewer Plan* shows that although peak flow in 2015 was 436 gallons per minute (gpm), recent tests indicated the lift station is only pumping 300-gpm. Carlson has two pumps installed. Provided both pumps are operating during peak flow, the capacity is accommodated.

Recommendations in the *2017 General Sewer Plan* include: rebuilding the Carlson lift station in a different location (out of the street), replace both Carlson pumps so either pump can accommodate peak flow in accordance with Department of Ecology design

standards, and evaluate the Carlson control panel and power service depending on where the lift station is relocated.

c. Prioritized phasing of needed sanitary sewer improvements

City staff has prioritized improvement projects based on the modeled hydraulic capacity deficiencies, age and condition of system elements, known maintenance and operations issues, and in coordination with work being done on other related, public-owned facilities and systems.

For example, although the table below displays the prioritized phases of improvements, if a road systems project was funded and the associated sewer system project was further down on the prioritized list, the City might choose to rearrange the order of the phases to complete the related projects simultaneously.

TABLE 4-13. PRIORITIZED PHASING OF SANITARY SEWER PROJECTS

Phase	Improvement Description	Estimated Cost in 2017 Dollars	Completion Year
I	Penny Lane Lift Station	\$360,000	2017
	2017 Collection System Improvements	\$886,000	
II	Pipe Replacement	\$5,097,500	2020
	Carlson Lift Station	\$813,000	
	South Beech Lift Station	\$460,000	
III	Pipe Replacement	\$8,278,500	2022
	Branding Iron Lift Station	\$259,000	
IV	Pipe Replacement	\$5,464,000	2024
V	Safeway Storm Sewer Lift Station	\$49,000	2024
VI	Del Monte Lift Station	\$47,000	2024
VII	Idaho Lift Station	\$11,000	2024
+	General Facility Charge Study	\$20,000	2024
+	WWTF Facility Plan Amendment	\$85,000	2024
Total Collection System Improvements		\$21,830,000	

d. Identification of needed wastewater treatment facility improvements.

City staff has identified maintenance and equipment needs based on age and condition of equipment and grouped by the process in the facility. Table 4-14 lists the estimated cost in

2017 dollars and the year for each anticipated need.

TABLE 4-14. IDENTIFIED MAINTENANCE OR EQUIPMENT NEEDS FOR THE TOPPENISH WASTEWATER TREATMENT FACILITY

Process	Maintenance/Equipment Needs	Estimated Cost in 2017 Dollars	Year Needed
Headworks	Screen chain, bearings maintenance	\$20,000	2018
	Pump Replacement or Addition		

Influent Pump Station	Level Transducer Replacement		
Primary Clarifier No. 1	Scum Pump Replacement	\$500	2018
	Clarifier Drive Motor Replacement	\$500	2018
Primary Clarifier No. 2	Pipe Replacement (leak detection Testing)	-	-
	Concrete Tank Coating	-	
Primary Sludge Building	Remove / Salvage Blowers	-	-
	Internal Recycle Pump Replacement	-	
Aeration Basin	Anoxic Mixer Maintenance	-	
Blower Building	Rebuild Blowers	\$5,000	2018
RAS/WAS Pump Station	Pump Replacement	\$ 8,500	
Filtrate Tank	Level Transducer Replacement		
	Pump Replacement	\$9,000	2020
2020Solids Handling	Digester Recirculation Pump Maintenance	\$6,000	2022
	Mix Pump Maintenance	-	
	Digester Building Roof Replacement	-	
	Heat Exchange Replacement	\$7,500	
NPW Pump Station	Pump Rebuild	\$3,500	2018
Operations Building	Remove / Salvage Old Generator	-	-
	Lab Equipment Update	\$5,000	2018
	Building Roof Replacement	-	-
	SCADA Software Update	-	-

6. Capacity Considerations.

Population projections of the land use element were used as a basis to determine future growth.

According to analysis in the 2017 General Sewer Plan roughly 55% of the total flow of water discharged into the wastewater sewer plant during peak months is due to infiltration and inflow. Flows discharged into the wastewater treatment plant exceed the capacity of the plant on a seasonal basis. However, treatment plant loading is within standards.

Improvements to the collection system consisting of the replacement or rehabilitation of sewer collection mains and manholes must be made to address infiltration. In addition, the two aging sewage lift stations must be replaced. These projects, detailed on Table 4-13, will be executed in three phases over a four-year period as detailed in Table 4-28. Per Table 4-28 funding of the improvements is secured. Upon completion of these projects, the collection system and wastewater treatment plant will have adequate capacity to accommodate the growth projected in the land use element and meet all state and federal wastewater treatment standards.

7. Ongoing Sanitary Sewer System Evaluation

In 2015, the City purchased a sewer video camera system. The City has used the system to explore approximately 29,991 linear feet (approximately 18.5% of the entire 162,431 linear feet of the entire system) of piping suspected to be the most deteriorated or problematic. Based on the conditions found in the piping explored, the City has extrapolated the condition of about 34% of the system. Condition estimates of the piping are as follows:

17% of the assessed system was determined to be in Great condition

29% of the assessed system was determined to be in Good condition

29% of the assessed system was determined to be in Fair condition

25% of the assessed system was determined to be in Poor condition

The *2017 General Sewer Plan* encourages the City to continue using the sewer video camera system to further assess as much of the pre-1952 system as possible.

8. Sanitary Sewer System Funding

The *2017 General Sewer Plan* identified possible funding sources for future improvements. The City shows that for the previous five years in Table 8-1, the City has been building reserves and has approximately 12% of an annual historical expenditure cushion set aside as of 2016. This buffered amount is insufficient if sewer system failure or expansion occurs. In the event a major project is necessary, Toppenish has identified potential financing from several sources. The sources are similar to those listed in the Domestic Water System section of this document:

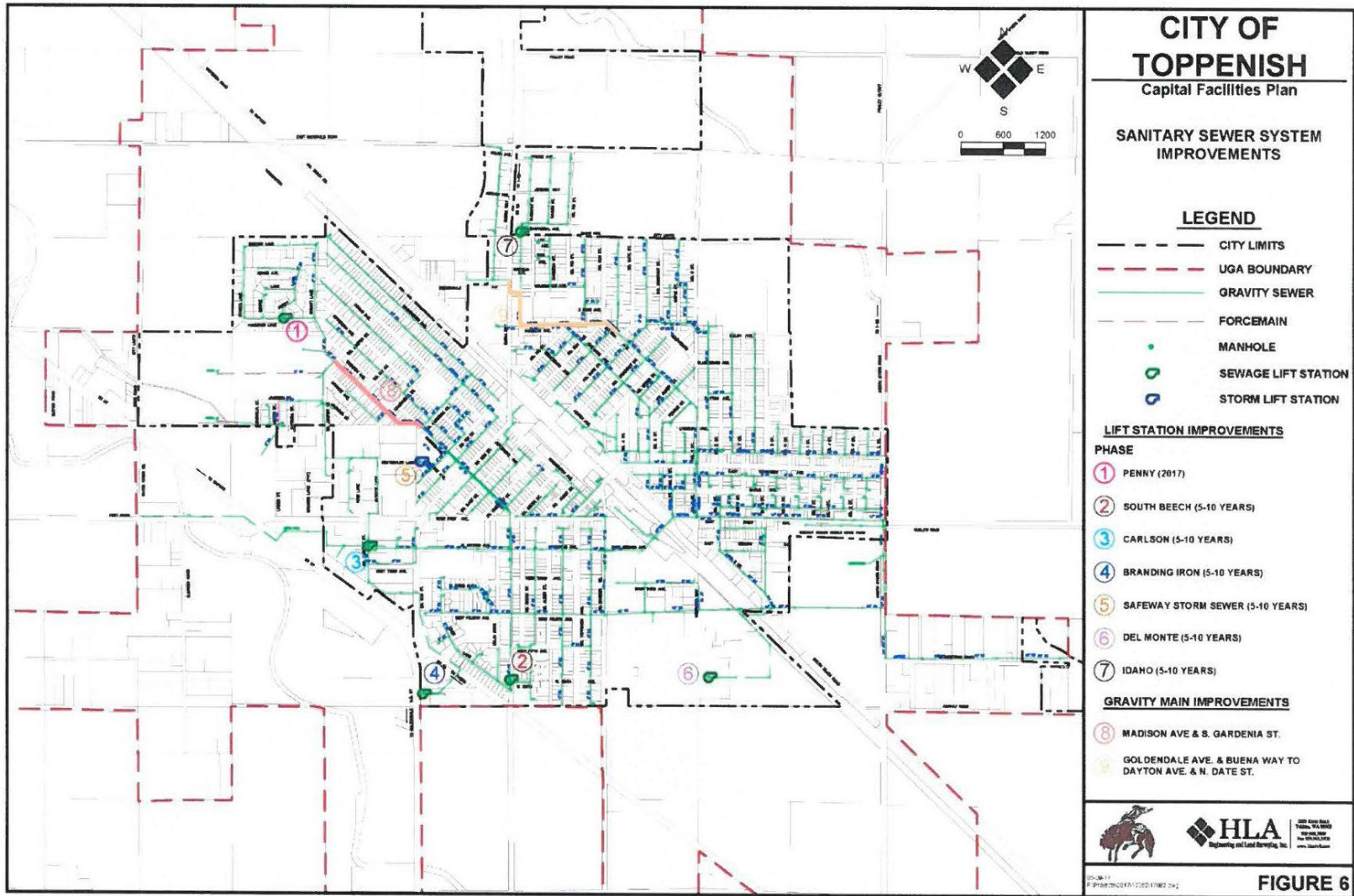
- Local Public Enterprise Funds;
- Use of Local Public Powers;
- State Assisted or Guaranteed Resources;
- Federally Assisted or Guaranteed Resources; and
- Private Development.

Current availability of funding of several sources within these categories is limited. Many sources restrict the use of funds to certain projects and others limit their monetary participation to a percentage of the total cost.

A combined funding opportunity section is placed after this section on page 37 because many of the funding opportunities are common between domestic, wastewater, and stormwater facilities and related activities.

The City of Toppenish will continue annual reviews of the sanitary sewer system's financial program during their budget preparation process. The financial program will also be reviewed and revised as needed during the next update of the General Sewer Plan in 2027. This continued review will allow for modifications to the proposed rate and revenue increases, should financial conditions change.

Figure 6 - Sanitary Sewer Capital Improvement Program in the City Limits and Urban Growth Area (UGA)



9. Domestic Water, Sanitary Sewer, and Stormwater System Funding

The *2017 General Sewer Plan* identified possible funding sources for future improvements. The planned buffered amount of surplus in any of the water-related budgets is insufficient if either the drinking or sewer systems fail or if unanticipated expansion becomes necessary. In the event a major project is necessary, the City has identified potential financing from several sources.

The sources of potential funding listed here are common for domestic water, stormwater, and sanitary sewer system projects, programs, and planning in each water-related section of this document:

- Local Public Enterprise Funds;
- Use of Local Public Powers;
- State Assisted or Guaranteed Resources;
- Federally Assisted or Guaranteed Resources; and
- Private Development.

This combined funding opportunity section describes the details of five of the more common financing opportunities available for domestic water, sanitary sewer, and stormwater facilities. Links have been provided in each of the funding summaries because although eligible projects may change with legislative action, the websites accessed by the links provide the most up to date information available.

a. Local Public Enterprise Funds

Reserves in the Enterprise Fund are accumulated from revenues from domestic water, sanitary sewer, and stormwater user fees. The amount of the reserves will depend on the balance of operation and maintenance costs of each of the systems versus total revenues generated by the associated fees. These reserves may be used to finance any respective domestic water, sanitary sewer, or stormwater system related project approved by the City Council.

Funds for a future project may be generated by increases in any system's user fees, thus building the reserves in the Enterprise Fund. With this method of financing, often called the "pay-as-you go" approach, the City is collecting interest on the reserves as opposed to paying interest on a loan balance. One method used by some communities to accumulate reserves is through the development of a capital recovery charge system. This approach is similar to assessing connection fees, except the amount is based on the capital costs of constructing system infrastructure, and the collected funds are usually set aside as capital reserves for future projects.

b. Use of Local Public Powers

The use of local public powers consists of three primary bonding techniques including general obligation bonds, special assessment bonds, and revenue bonds. There are advantages and disadvantages to each. The type of bond issue to finance a community improvement depends in part on custom and in part on the circumstances of a particular offering. General information about the three principal types of municipal bonds follows:

General Obligation Bonds pledge the unlimited taxing power and the full faith and credit of the issuing government to meet the required principal and interest payments.

Special Assessment Bonds (LID Bonds) are used to finance improvements where the property specially benefitted can be identified. Special assessment bonds are frequently used to make capital improvements in a particular neighborhood. Principal and interest payments for these bonds are made by the special assessment on the property benefitting from the improvement. Before special assessment bonds are issued, estimated costs are mailed to property owners, and a public hearing is held to allow the affected property owners to say whether or not they want the improvements. During a subsequent 30-day protest period, property owners may protest the improvements prior to City Council action formally establishing the project. Debt financed by special assessment bonds is not subject to debt limitations. As a sanitary sewer example, this type of financing is typically not suited for construction of trunk sewers within a collection system. However, it is often used as a means to finance extension of sewers into a new service area.

Revenue Bonds are frequently used to finance City-owned utilities, industrial parks, and other municipal public facilities. The bonds pledge the revenue from a particular revenue source to meet the principal and interest payments. Revenue bonds are appropriate debt instruments when the enterprise fund can be expected to generate sufficient revenue to meet both operating and debt service cost. Revenue bonds generally do not become a general obligation of the government issuing them. Communities may have to pay higher rates of interest on these bonds than on general obligation bonds, because revenue bonds are considered less secure. However, revenue bonds also have an important advantage over general obligation bonds. The amount of the revenue bonds is not included in the amount of indebtedness subject to state debt limitations. The legal requirements for issuing revenue bonds are more complex than those for issuing general obligation bonds. For example, when revenue bonds are issued, a special authority (Sewer Fund) operates the facility and a special revenue fund receives and disburses all funds. A trust agreement to provide for the monthly reimbursement of revenues and containing provisions to protect the bond holders must be formulated.

c. State and Federal Assisted or Guaranteed Resources

i. *Water Quality Combined Financial Assistance Program*

State administered funding sources are now integrated into a single process for the Centennial Clean Water Fund State Grant Program, the Clean Water Act Section 319 Federal Grant Program, the Drinking Water State Revolving Fund Loan Program, and the Storm Water Financial Assistance Program. Through the Water Quality Combined Financial Assistance Program, an applicant submits one application and is considered for all potential funding opportunities. Applications are accepted once a year and funding details can be found at: <http://www.ecy.wa.gov/programs/wg/funding/Opp/Opportunities.html>.

ii. *Centennial Clean Water Fund State Grant Program*

The Centennial Clean Water Fund State Grant Program is state-funded through the Washington State General Fund, primarily through the State Building Construction Account. The Centennial program provides grants for water quality infrastructure and nonpoint source pollution projects to improve and protect water quality.

Eligible infrastructure projects are limited to wastewater treatment construction projects for financially distressed communities. Eligible nonpoint source pollution projects include: onsite septic repair and replacement, agricultural best management practices, education and outreach, water quality monitoring, lake water quality planning, riparian and wetlands habitat restoration and enhancement, stream restoration, TMDL plan development and implementation, and wellhead protection.

A 25% match is required for nonpoint source pollution projects. More information can be accessed here:

<http://www.ecy.wa.gov/programs/wg/funding/fundprgms/Cent/oppCent.html>.

iii. *Clean Water Act Section 319 Federal Grant Program*

The Clean Water Act Section 319 Grant Program is federally-funded through the Environmental Protection Agency's granting of funds to Washington State Department of Ecology. The Section 319 program provides grants to eligible nonpoint source pollution projects to improve and protect water quality. The eligible projects are similar to those in the state Centennial program. A 25% match is required for projects. For more information visit: <http://www.ecy.wa.gov/programs/wg/funding/FundPrgms/Sec319/oppSec319.html>.

d. Drinking Water State Revolving Fund

The Drinking Water State Revolving Fund (DWSRF OR SRF) provides low-interest loans to local governments for projects which improve and protect the state's water quality. Up to 100% of eligible project costs are fundable through this program. DWSRF loans can be

used to match Centennial Clean Water Fund Grant Program and Clean Water Act Section 319 Federal Grant Program grants.

Eligible infrastructure projects include wastewater treatment construction projects, eligible nonpoint pollution control projects, and eligible Green projects. DWSRF loans can be used to match Centennial Clean Water Fund Grant Program and Clean Water Act Section 319 Federal Grant Program grants. For a list of eligible project types please visit: <http://www.ecy.wa.gov/programs/wg/funding/fundprgms/CWSRF/oppSRF.html>.

e. Stormwater Financial Assistance Program and SFAP Pre-Construction

The Stormwater Financial Assistance Program (SFAP) Pre-construction allows for grants to develop construction plans for stormwater capital projects to Phase I and Phase II National Pollutant Discharge Elimination System (NPDES) municipal permits. Stormwater Financial Assistance Program provides cities, counties, and ports grants for projects that address existing pollution problems and provide a high level of water quality benefit.

f. Stormwater Capacity Grants

Stormwater Capacity Grants are awarded to holders of Phase I and Phase II NPDES municipal permits for activities and equipment necessary for permit implementation.

g. Grants of Regional or Statewide Significance

Grants of Regional or Statewide Significance are grants that are available to Phase I and Phase II NPDES municipal permittees for projects that provide benefits for more than one permittee.

In addition to these more customary funding opportunities, Department of Ecology and Department of Health have some smaller planning grants and loans to assist entities in preparation of applying for a Drinking Water State Revolving Fund Construction Loan, assist entities plan for Source Water Protection, and assist communities experiencing the loss of critical drinking water services or facilities due to an emergency.

Other organizations provide financing for domestic water, sanitary sewer, and stormwater facilities assistance as well. Some of the organizations are listed in the illustrative list below:

- National Rural Water Association can assist with loans to pay for pre-development cost for proposed water and wastewater projects.
- Rural Community Assistance Corporation can assist with loans to pay for feasibility and pre-development costs for proposed solid waste, domestic water, stormwater, and wastewater projects.

- Department of Commerce offers a Bond Cap Allocation Program with limited state allocation, and Community Development Block Grants for general purposes including construction, acquisition, and planning-only.
- The Public Works Grants and Loans Program funded by the Economic Development Administration (EDA) is used to encourage long-range development gains in jurisdictions where economic growth is lagging or where the economic base is shifting. The program provides public works and development facilities needed to attract new industry and provide business expansion. Financial aid may be used to acquire and develop land and improvements for public works and to acquire, construct, rehabilitate, alter, expand, or improve such facilities, including related machinery and equipment. When completed, such projects are expected to bring additional private investment to the area.

G. SOLID WASTE SYSTEM

1. Background

In 2002, the City of Toppenish executed an interlocal agreement with Yakima County for solid waste planning in accordance with Chapters 70.95 and 70.105 of the Revised Code of Washington (RCW). All incorporated communities that entered into the interlocal agreement allowed Yakima County to write a common Solid Waste and Moderate Risk Waste Management Plan while maintaining responsibility and participation in the Yakima County Solid Waste Advisory Committee (SW AC). The SW AC was the way by which the County gathered public input to the planning process. The most recent *Yakima County Solid Waste and Moderate Risk Waste Management Plan* (Yakima County Solid Waste Plan) was adopted by the City of Toppenish on February 27, 2017 and the Plan was finalized in June 2017.

Summarized solid waste system information and resulting prioritized project lists will be shared in this section of the Capital Facilities Plan. A full discussion of the characteristics of Toppenish's collection and disposal of solid waste, the handling of special wastes and disaster debris management, strategies, and details of the 20-year implementation program are included here by reference to the *2017 Yakima County Solid Waste and Moderate Risk Waste Management Plan*.

The City's Solid Waste Utility employs two full time operators using two automated refuse collector vehicles to provide solid waste collection services for approximately 2,090 (2018) residential and 200 (2018) commercial accounts. The City also has a back-up refuse collector vehicle.

The collected solid waste is transported to the Cheyne Landfill located about 15 miles northeast of Toppenish. Residential accounts are serviced once a week and commercial accounts are serviced as often as required but no less than once a week. The waste generation measured in pounds per person per year and in pounds per person per day are shown in Table 4-15.

TABLE 4-15. PER CAPITA WASTE GENERATION RATES (2014)

Parameter	Per Person	Estimated Toppenish Waste Generation (in lb/Toppenish Population)		
		2015 population (8,965) ⁽¹⁾	2020 population (9,660) ⁽¹⁾	2035 population (10,997) ⁽¹⁾
Waste Generation Rate, lb/person/yr	4,407 ⁽²⁾	39,508,755	42,571,620	48,463,779
Waste Generation Rate, lb/person/day	12.1 ⁽²⁾	108,477	116,886	133,064

(1),(2) See Tables 2.1 and 2.2 in the Yakima County Solid Waste and Moderate Risk Waste Management Plan for calculation details

Toppenish embraces the goals and objectives in the Yakima County Solid Waste Plan for promotion and education programs related to solid waste management:

- Promote the use of innovative and economical waste handling methods;
- Emphasize waste reduction as a fundamental management strategy;
- Support public/private partnerships for waste reduction and recycling programs;
- Encourage the recovery of marketable resources from the waste stream; and,
- Reduce the occurrence and environmental impacts associated with illegal dumping.

The City supports a curbside yard debris program which is an element of the diverted materials program and recycling program. The recycling program collects materials such as aluminum, paper and paper products, fluorescent light bulbs, and glass to name a few. The diverted materials program collects materials such as asphalt/concrete, tires, wood, and other organic materials.

2. Overall Solid Waste Collection System Performance

The recycle rate in the Yakima County Solid Waste Plan shows that approximately 28% of the municipal solid waste is recycled and approximately 34% of the municipal solid waste is diverted from the landfill.

3. Capacity consideration

The City of Toppenish utilizes the Cheyne Landfill. Cheyne Landfill is one of two County landfills in Yakima County. The Yakima County Solid Waste Plan estimates that Cheyne

receives 30% of the county's municipal solid waste (MSW) disposal. Though the Terrace Heights Landfill is expected to reach capacity and no longer receive materials for direct disposal by 2027, the Cheyne Landfill is not expected to reach capacity in the planned foreseeable future (2053).

4. Level of Service

1. Maintain a rate structure comparable to other communities in the Yakima Valley based on similar services.
2. Residential Collection:
 - a. Refuse all residential accounts will be collected at least once per week.
 - b. Weekly collection of residential compost from April to November at reduced rates.
 - c. Once per year spring collection of vegetation.
 - d. Once per year fall collection of leaves, together with Christmas Tree collection.
3. Refuse for commercial accounts will be collected at least once per week.

5. Solid Waste Capital Improvement Program

City staff has prioritized equipment and facility improvement/replacement based on the anticipated life of automated refuse collector vehicles. For example, although 4-16 displays the prioritized improvements, if a shared-use City building is used to store the solid waste vehicles, and the building requires planned or unanticipated maintenance or repair, the City might choose to rearrange the order of the priorities to complete projects in the shared-use building with the other departments.

TABLE 4-16. IDENTIFIED MAINTENANCE OR EQUIPMENT NEEDS FOR THE TOPPENISH SOLID WASTE UTILITY

Process	Maintenance/Equipment Needs	Estimated Cost in 2017 Dollars	Year Needed
Scheduled Vehicle Maintenance	Automated Refuse Collector #1, Automated Refuse Collector #2, and Automated Refuse Collector #3 as Back-up	\$290,000	\$29,000 Annually 2018 Through 2037
Scheduled Vehicle Replacement	Automated Refuse Collector	\$700,000	\$70,000 Annually 2018 Through 2037

Replacement of City supplied trash bins	Medium 90 Gallon Totes - Annually	\$140,000	\$14,000 Annually 2018 Through 2037
	Large 300 Gallon Totes - Annually	\$150,000	\$15,000 Annually 2018 Through 2037

H. PUBLIC EDUCATION SYSTEM

1. Background

Toppenish School District No. 202 (School District) provides educational services in the City of Toppenish. The School District boundaries extend well beyond Toppenish's City limits although all the school district facilities lie within City limits.

2. Public Education Facilities Inventory

In addition to the School District facilities, higher education facilities are listed below. The recreational facilities associated with each of the Toppenish School District No. 202 schools are listed on Table 3-22 in the **Parks and Recreation** Section beginning on page 48. The location of Toppenish schools can be found on Figure 8 in the **Government Facilities and Properties** section.

TABLE 4-17. TOPPENISH AREA SCHOOL FACILITIES

Name of School	Address	Grades	2016 Enrollment
Garfield Elementary	505 Madison Avenue	K-5	420
Kirkwood Elementary	403 South Juniper Street	K-5	600
Lincoln Elementary	309 North Alder Street	K-5	417
Valley View Elementary	515 Zillah Avenue	K-5	397
Eagle High School (Alternative)	1210 Jackson Avenue	7-12	195
Toppenish Middle School	104 Goldendale Avenue	6-8	738
Toppenish Senior High School	141 Ward Road	9-12	710
Bus Garage	405 Asotin Avenue	N/A	N/A
Business Office	106 Franklin Avenue	N/A	N/A
Special Services Office	407 South Juniper Street	N/A	N/A
Heritage University	3240 Fort Road	4-year University and Graduate Programs	1,124 ⁽¹⁾
Yakima Valley College: Adult Education Center	516 West 1 st Avenue	Adult Basic Education, G.E.D., ESL, etc.	25
Yakama Tribal School	P.O. Box 151	8-12	74

(1) Taken from Heritage University's webpage at: <http://www.heritage.edu/About-Heritage/Fast-Facts>

3. Current and Future Demand

The School District forecasts the future enrollment and demand by grade level. In order to compare the 2016 actual enrollment to the projected enrollment for 2020 and 2030, the City has combined the K-5 students for School District No. 202 listed in Table 4-17 into one category, and students in grades 6-12 in a second category. The 2016 student enrollment is compared to projected student enrollment for future years in the table 3-18 on the next page. Yakama Tribal School 8-12 student enrollment was not included in the 2016, 2020, or 2030 calculations used to populate Table 4-18 as the grade 8-12 students are not part of School District No. 202.

TABLE 4-18. TOPPENISH SCHOOL DISTRICT NO. 202, 2016 VERSUS FUTURE ENROLLMENT PROJECTIONS

Grade Category	2016 Enrollment	2020 Projected Enrollment	2030 Projected Enrollment
K-5	1,834	1,945	2,160
6-12	1,643	2,099	2,350

4. Capital Improvement Program

Though the City doesn't manage any of the School District facilities, there are opportunities for the School District and City to seek formal partnerships and coordinate efforts together such as infrastructure grant writing. Two such grant opportunities are associated with Washington State Department of Transportation (WSDOT) programs titled "*Safe Routes to School (SRTS)*" and the "*Pedestrian and Bicycle Program.*" The details of the SRTS Program can be found on the WSDOT website at:

<https://www.wsdot.wa.gov/LocalPrograms/SafeRoutes/>.

More information on the Pedestrian and Bicycle Program can be found at: <http://www.wsdot.wa.gov/LocalPrograms/ATP/funding.htm>. Like most WSDOT-facilitated grant opportunities, both the SRTS and Pedestrian and Bicycle programs customarily follow a two year funding cycle with applications available every even year and awarding and obligation for the following odd year.

I. PARKS AND RECREATION SYSTEM

1. Background

In 2013, the City of Toppenish adopted the *2014-2019 Parks and Recreation Plan*. The 2014 Plan explored the inventory of parks and open spaces maintained by the City, determined the satisfaction with City-owned parks and open spaces by conducting and analyzing public surveys, developed goals and objectives to preserve and improve the recreational areas, and identified a capital improvement program to estimate time and budget needs for those improvements.

The 2018 Comprehensive Plan update has a complete element dedicated to Parks and Recreation in which initial information was summarized from the *2014-2019 Parks and Recreation Plan* and updated with projects for the 2018-2023 six-year time frame. The recreational inventories in the 2018 Comprehensive Plan include parks and recreational opportunities owned and operated by the City, others such as the School District, and associations such as the American Hop Museum. Cultural events and activities are also discussed.

As mentioned in the introductory paragraph of Chapter IX of the Comprehensive Plan, the Capital Facilities Plan expands on the Comprehensive Plan Parks and Recreation section by including the updated capital improvement program and action plan from the *2014-2019 Parks and Recreation Plan*. The parks and recreation facility inventories included in Table 3-19 and Table 4-20 in the Capital Facilities Plan however, are limited to those which are owned or operated by the City and capital improvement items in Table 4-23 will only cover improvements on City-owned facilities.

School District owned park and recreation amenities are mentioned in the Capital Facilities Plan, shown on Figure 7, and included in Table 4-22 because transportation improvements near school properties are often joint ventures between a city and a school district. Mention of the school district facilities does not imply that the City is in any way responsible for the preservation or improvement of the school district properties.

The Capital Facilities Plan is being developed to meet the requirements of the Comprehensive Plan's capital facilities element and to be a stand-alone document outside of the context of the Comprehensive Plan. Therefore, although the parks and recreation areas inventory, current and future parks and recreation demand, parks and recreation capital improvement program, and potential funding sources for improving parks and recreation will be captured seemingly twice in the Comprehensive Plan, the information here is City of Toppenish centric.

2. Parks and Recreation Inventory

Toppenish has nine parks totaling approximately 17 acres that are used for public recreation. Table 3-19 presents the current parks and the presence or lack of recreational equipment or infrastructure at each place.

In addition, the City maintains beautification areas (three acres total) adjacent to public buildings and roadways for aesthetic purposes, which primarily contain benches and/or green space. Table 3-20 lists the seven beautification areas currently maintained by the City.

Currently, the City offers a variety of recreational activities as shown in Table 4-21. The City may lease facilities owned and operated by School District No. 202 to hold City sponsored events or activities. Although the City is not responsible for the preservation or improvements to the School District properties, a similar recreation inventory covering school district recreational equipment and infrastructure is included in the Capital Facilities Plan because of the funding nexus between school districts and cities. Table 4-22 presents School District No. 202's recreation facility inventory.

Finally, the City of Toppenish provides the building for the Mary L. Goodrich Public Library. The preservation and improvements for this building will be included in Table 3-25 in the **Government Facilities and Properties** section.

3. City-wide Parks Assessment Tool (CPAT)

In 2010, the City conducted a parks and recreation survey of employees at the two major employers - Washington Beef and the Toppenish branch of the Yakima Valley Farm Workers Clinic. Improvements and added amenities resulted from this direct public input

In 2013, the City conducted an assessment of the quality of Toppenish parks and amenities using the City-wide Parks Assessment Tool (CPAT) included with utility bills. The details and results of the survey are included in the *2014-2019 Parks and Recreation Plan*. A modified version of the CPAT was distributed to students at Eagle Alternative High School and the results were similar to the initial survey.

4. Demands and Needs Analysis

The general conclusions drawn in the *2014-2019 Parks and Recreation Plan* are as follows:

- Security is a major concern for existing and potential park users.
- Maintenance, particularly of restrooms, is a major concern for existing and potential park users.
- There is a demand for exercise programs and facilities, including walking paths and indoor recreational facilities.
- There is little demand for new parks or ball fields.

- Support for smoke-free parks is strong.
- Further investigation into increasing public funding for parks and recreation is warranted.
- Recreational opportunities for adults and seniors could be improved.

5. Capital Improvement Program

Capital Improvements were identified and adopted through the development of the *2014-2019 Parks and Recreation Plan*. Of the twenty-one improvement projects identified in the 2014 Plan, none have been completed and none are in progress. Table 4-23 presents an updated listing of parks and recreation improvements, the estimated cost for each project, a planned year or range of years to begin the project, and potential funding sources to pursue for each project. The city is currently seeking RCO funding for various improvements to Pioneer Park. If funded the project would include replacement of the existing restroom building with an ADA compliant building together with various other improvements for ADA access including access to the softball field and park benches. The project would also include resurfacing the basketball court, a new picnic shelter and the construction of shade structures throughout the park. Transportation Improvement Board funding has been recently sought for the Toppenish Mural Route Improvements project in Table 4-23. The route map has been included in the Comprehensive Plan Transportation Element and is maintained online at: <http://www.visityakima.com/travel-maps/muralMapFrBk-web.pdf>

TABLE 4-19. TOPPENISH'S EXISTING PARKS AND RECREATION FACILITIES

Amenities	Allen Park	L Street Park	Lane Park	Olney Park	Patterson Park	Pioneer Park	Post Office Park	Railroad Park	Swimming Pool Park
Total Site Acreage	2.16 acres	0.19 acres	0.66 acres	2.58 acres	0.83 acres	9.52 acres	0.51 acres	0.50 acres	---
Hard or Sport Court	1, basketball	No	1, basketball	No	No	2, basketball	No	No	No
Swimming Pool	No	No	No	No	No	No	No	No	Yes, 50 meter
Tennis Courts	No	No	No	No	No	No	No	No	No
Restrooms	No*	No	No*	No*	No*	Yes, 1	No	No	No
Playground Equipment	Swing set, slide & teeter totter	No	Swing set, slide & buckabout	Swing set, slide & teeter totters	Swing set, slide & teeter totters	Swing set, playground apparatus with multiple activities	No	No	No
Picnic Tables and/or Benches**	5 tables	1 table	3 tables	12 tables	2 tables	11 tables	5 tables and 2 benches	5 tables	3 tables
Predominately Greenspace	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No
Other Facilities	Picnic shelter	None	None	Picnic shelter	None	1 softball field, 1 gazebo, 1 picnic shelter, skate park	1 bandstand	Leased from railroad	1 bathhouse, 1 1,000-sq ft multi-purpose activity room

*During the summer months, portable toilets are placed in Allen, Lane, Olney, and Patterson Parks.

**Picnic tables can be moved from park to park to accommodate events that require additional tables.

TABLE 4-20. TOPPENISH'S BEAUTIFICATION AREAS

Amenities	Bouchey Park	Old Timers Plaza	Penney Mall	Goldendale	Buena Way	RV Dump	South Toppenish Islands
Total Site Acreage	0.4 acres	0.5 acres	0.3 acres	0.7 acres	0.3 acres	0.3 acres	0.5 acres
Picnic Tables and/or Benches	12 benches	12 benches	2 benches	No	No	No	No
Predominately Greenspace	Yes	Yes	No	Yes	Yes	No, grass landscaped	Yes

TABLE 4-21. TOPPENISH RECREATION PROGRAMS

Parks and Recreation Department Programs	Winter	Spring	Summer	Fall
Basketball	Yes	No	No	No
T-ball and Coach Pitch	No	Yes	No	No
Track and Field Clinics	No	Yes	No	No
Scheduled programming at the Swimming Pool	No	No	Yes	No
Soccer	No	No	Yes	Yes

TABLE 4-22. TOPPENISH SCHOOL DISTRICT NO. 202'S RECREATION FACILITIES

Amenities	Garfield Elementary	Kirkwood Elementary	Lincoln Elementary	Valley View Elementary	Toppenish Senior High School	Toppenish Middle School
Total Site Acreage	4 acres	25 acres	2 acres	26 acres	35 acres	20 acres
Baseball and/or Softball Fields	No	1 varsity baseball field, and 1 youth softball field	No	1 youth baseball field	1 baseball field, and 3 softball fields	No
Football and/or Soccer Fields	No	2 soccer practice fields	No	Space available	football and varsity soccer field	football stadium
Track and Field Accommodations	No	No	No	No	Yes	Yes
Hard or Sport Court	No	paved game court area (basketball)	No	paved game court area (basketball)	No	paved game court area (basketball)
Swimming Pool	No	No	No	No	No	No
Tennis Courts	No	3 tennis courts	No	No	6 tennis courts	2 tennis courts
Playground Equipment	playground apparatus	playground apparatus	playground apparatus	Yes	No	No
Gymnasium	No	1 gym	No	Yes	1 small gym	A.J. Strom Gym
Other Facilities	open free play area and 1 multipurpose room	open free play area	open free play area and 1 multipurpose room	open free play area	weight room, athletic practice, and physical education area	wrestling practice room

Figure 7 - Parks and Recreation Facilities in the City Limits and Urban Growth Area (UGA)

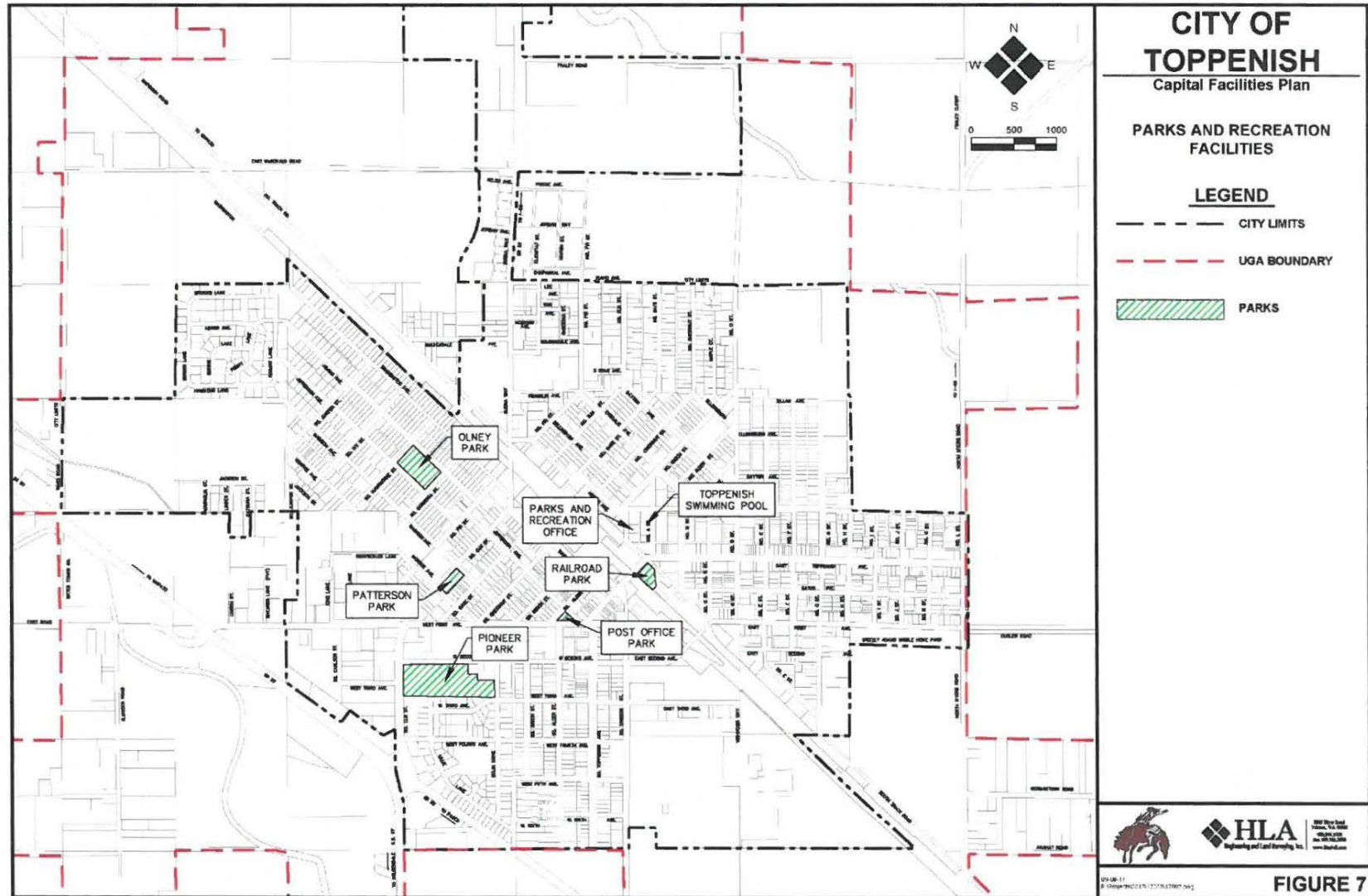


Table 4-23. TOPPENISH PARKS AND RECREATION SIX-YEAR CAPITAL IMPROVEMENT PROGRAM

Park	Project	Estimated Cost in 2017 Dollars	Completion Year	Funding Source
Lincoln	Construct Walking Paths	\$ 80,000	2014	RCO[1], City Funds, Private Funds
	Install Restrooms	\$ 150,000	2015	RCO, CDBG[2], City Funds, Private Funds
	Resurface Basketball Courts	\$ 10,000 per court	2016	RCO, City Funds, Private Funds
	Construct Large Gazebo Area	\$ 30,000	2017	RCO, CDBG, City Funds, Private Funds
	Various Projects (e.g. barbeque areas, etc.)	\$ 5,000 - \$10,000	2014-2019	RCO, CDBG, City Funds, Private Funds
Pioneer	Replace Restroom	\$ 170,000	2015	RCO, USDA-RD[3], City Funds, Private Funds
	Resurface Basketball Courts	\$ 10,000 per court	2016	RCO, City Funds, Private Funds
	Resurface Skate Park	\$ 10,000	2016	RCO, City Funds, Private Funds
	Construct Large Gazebo Area	\$ 30,000	2017	SRF Loan/City
	Various Projects (e.g. barbeque areas, etc.)	\$ 5,000 - \$10,000	2014-2019	RCO, CDBG, City Funds, Private Funds
Olney	Construct Walking Paths	\$ 65,000	2014	RCO, City Funds, Private Funds
	Install Restrooms	\$ 150,000	2015	RCO, CDBG, City Funds, Private Funds
	Construct Large Gazebo Area	\$30,000	2017	RCO, CDBG, City Funds, Private Funds
	Various Projects (e.g. barbeque areas, etc.)	\$ 5,000 - \$10,000	2014-2017	RCO, CDBG, City Funds, Private Funds
Lane	Resurface Basketball Courts	\$ 10,000 per court	2016	RCO, City Funds, Private Funds
	Install Restrooms	\$ 150,000	2018	RCO, CDBG, City Funds, Private Funds
	Various Projects (e.g. barbeque areas, etc.)	\$ 5,000 - \$10,000	2014-2017	RCO, CDBG, City Funds, Private Funds
Patterson	Install Restrooms	\$ 150,000	2018	RCO, CDBG, City Funds, Private Funds
	Various Projects (e.g. barbeque areas, etc.)	\$ 5,000 - \$10,000	2014-2017	RCO, CDBG, City Funds, Private Funds
Toppenish Community Center and Pool	Construct New Pool Building	\$ 1,500,000	2018	RCO, CDBG, USDA-RD, City Funds, Private Funds
	Construct Community Center	\$ 1,500,000	2019	CDBG, USDA-RD, City Funds, Private Funds
Toppenish Parks and Recreation Department Program	Preserve Existing Programs	Unfunded Goal	2014-2017	City Funds, Private Funds
	Improve and Expand Programs to Increase Recreational Opportunities for Adults and Seniors	Unfunded Goal	2019	City Funds, Private Funds

Toppenish Mural Route Improvements	Design and Construct ADA Compliant Mural Route Improvements on Functionally Classified Roads	\$ 184,000	2018	STBG [4], TIB[5], WSDOT[6], RCO, SIED[7], CDBG, City Funds, Private Funds
	Design and Construct Improvements to Fill Gaps for Connectivity on the Mural Route	\$ 576,000	2019	City Funds, Private Funds

- [1] RCO – Washington State Recreation and Conservation Office
- [2] CDBG – United States Department of Housing and Urban Development – Community Development Block Grant
- [3] USDA-RD – United States Department of Agriculture – Rural Development
- [4] STBG – United States Department of Transportation – Surface Transportation Block Grant
- [5] TIB – Transportation Improvement Board
- [6] WSDOT – Washington State Department of Transportation
- [7] SIED – Yakima County – Supporting Investments in Economic Development

6. Parks and Recreation Facilities and Program Funding

The *2014-2019 Parks and Recreation Plan* identified possible funding sources for future improvements. Seven acronyms were used to indicate federal, state, and Yakima County funding in Table 4-23 and are defined in the footnotes below the table.

Table 4-24 below identifies website locations to explore the funding sources mentioned for parks and recreation projects. Though comprehensive, the table does not list every opportunity.

For some of the grant or funding opportunities, park projects or recreation programs may be included as the primary project or alternatively, park and recreation elements may be incorporated into a larger project. For example, although the WSDOT Safe Routes to School Grants focus on providing funding for routes used by school-aged children and have coverage restrictions on how far a sidewalk is located from a school, part of the identified Toppenish Mural Route may qualify and be included in another project.

Some of the funding sources listed would require the City of Toppenish to contribute matching funds to leverage the grants. The links listed in the table are current as of September 8, 2017.

Table 4-24. POTENTIAL GRANT OR FUNDING SOURCES FOR PARKS AND RECREATION CAPITAL IMPROVEMENTS

Funding Grant or Source	link
Washington Wildlife and Recreation Program	http://www.rco.wa.gov/grants/wwrp.shtml
Non-highway and Off-road Vehicle Programs	http://www.rco.wa.gov/grants/nova.shtml
Youth Athletic Facilities	https://www.rco.wa.gov/grants/yaf.shtml
National Recreational Trails Program	http://www.rco.wa.gov/grants/grants_available.shtml
Non-highway and Off-road Vehicle Programs	http://www.rco.wa.gov/grants/nova.shtml
Surface Transportation Block Grants	https://www.yvcog.org/
State of Washington Transportation Improvement Board	http://www.tib.wa.gov/
United States Department of Agriculture – Rural Development	https://www.rd.usda.gov/wa
Department of Commerce – Youth Recreation Facilities	http://www.commerce.wa.gov/building-infrastructure/capital-facilities/youth-recreational-facilities/
Community Development Block Grant	http://www.commerce.wa.gov/serving-communities/current-opportunities/community-development-block-grants/

J. GOVERNMENT FACILITIES AND PROPERTIES

1. Background

More detail is being incorporated in this Capital Facilities Plan than during the last Comprehensive Plan Update with respect to large capital maintenance, large capital repair, and large capital replacement planning for expenses. The City recognizes that when large capital expenses can be identified, it is prudent to capture them in the Capital Facilities Plan so flexibility with funding opportunities can be optimized.

City leadership advised staff to include replacement of vital City emergency response vehicles in the Capital Facilities Plan as a means to raise the awareness of the fast approaching end of useful life for both firetrucks in the City inventory (the vehicles are required to be replaced before the next update is due or adverse monetary consequences that affect the community as whole will occur) and to inform and therefore encourage cooperative solutions.

The Toppenish Fire Station was constructed in 1976 and is being assessed for the major improvements and expansions required for the services to remain in the current building. Although the City has invested multiple times to provide crucial updates to the facility, the number of improvements required to the facility at this time warrant a repair versus replace assessment. Adjacent improvements being made to the street infrastructure adjoining the facility raise questions about whether the location of the facility is adequately sited now.

Also included in this update are strategies for replacing the Public Works workshop building due to loss through a fire on the premises.

Services the City provided in the past have changed as well and are captured in this update. The municipal court and jail systems in Toppenish closed and the City now contracts with the City of Sunnyside to provide those functions.

The policy of the City Council is to provide essential public services in a manner that is cost effective and based on need. Many general governmental services and associated buildings are provided through contractual agreements to take advantage of the efficiencies and economies of scale achieved. The municipal buildings included in this section are those for which the City has primary responsibility, even if the building is leased or rented out to another party. The existing municipal buildings operated by the City of Toppenish are described in Table 3-25.

2. Inventory of City Facilities and Properties

TABLE 4-25. GOVERNMENT FACILITIES AND PROPERTIES

Facility	Address	Condition	Notes
City Hall	21 West First Avenue	Fair	1908 building with ~ 4,800 sq ft of floor area; remodeled in 1978, insufficient space for long term records storage, ADA deficiencies.
City Reservoirs	Reservoir No. 2: Swimming Pool Park, Asotin Avenue and South Alder Street intersection Reservoir No. 3: Pioneer Park, near the Fire Station Reservoir No. 4: Magnolia Avenue Reservoir No. 5: 90 Idaho St.	Good Fair Good Good	For details regarding each of the reservoirs please see the domestic water facilities section.
Fire Department			
Fire Station Building	514 West 2 nd Avenue	Structurally Good, Well Maintained, Function is Fair.	1976 building with ~ 7,430 sq ft floor area, uses include: apparatus storage; offices; radio dispatch; training room; kitchen/dining area; one-room dormitory (4 sleeping stations) and 2 restrooms, ADA deficient, lacking overnight accommodations and locker room for females, street improvements will displace staff and visitor parking, heating system is partially functioning, the concrete block walls are not insulated..
Facility	Address	Year Acquired/Condition	Notes

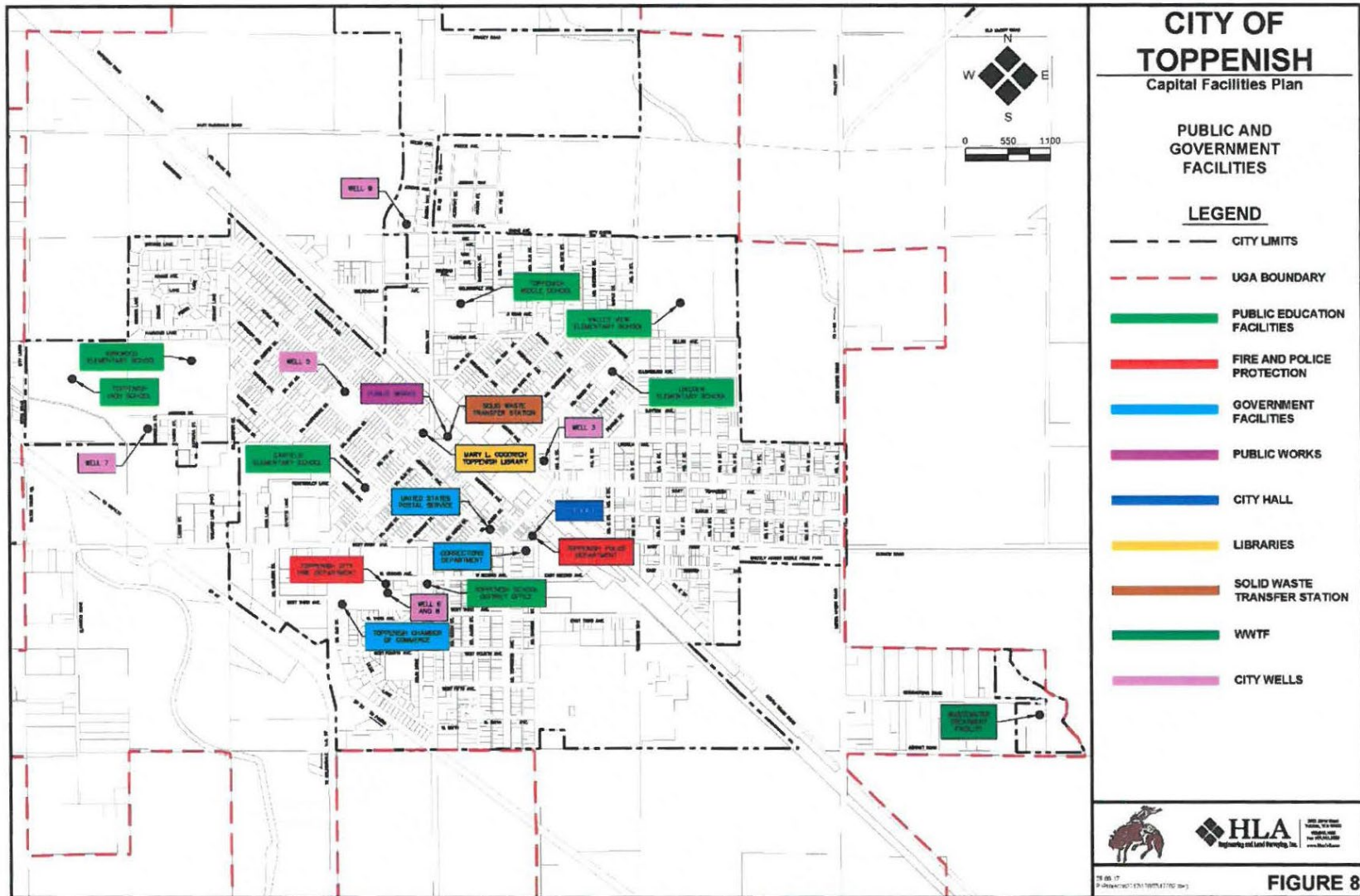
Fire Storage Building	514 West 2 nd Avenue		
Engine 11; E-ONE Pumper	514 West 2 nd Avenue	2003, 15 years old in 2018. Fair condition.	1,750-gpm pump, 1,000-gallon water tank. High maintenance costs. Retain as backup upon replacement.
Engine 12 E-ONE Pumper	514 West 2 nd Avenue	1991, 27 years old in 2018, obsolete.	1,250-gpm pump, 500-gallon water tank used as backup, surplus upon replacement
Engine 18, HME Aerial Ladder-Pumper.	514 West 2 nd Avenue	2000, 18 years old in 2018, functionally obsolete.	75-foot aerial ladder, 1,500-gpm pump, 500-gallon water tank. Insufficient ladder height to properly respond to Legends Hotel; replace with a quint with 100-foot aerial ladder 1,500-gpm pump, and a 500-gallon water tank; surplus upon replacement.
City Wells	Well No. 1, 2, and 4: near City Shop Building Well No. 3: Swimming Pool Park, Asotin Avenue and South Alder Street intersection Well No. 5: Olney Park, near the Adams Avenue and South Hawthorne Street intersection Well No. 6: West Second Street, near the Fire Station Well No. 7: West side of Magnolia Street south of the Jackson intersection Well No. 8: Adjacent to Well No. 6 on West Second Street	N/A Fair Good Good Fair Excellent	Not used For details regarding each of the wells please see the domestic water facilities section.
Facility	Address	Condition	Notes
Elmwood Cemetery	Cemetery Road	Good	Contemplating using some space for Public Works Shop relocation
Parks and Recreation Department	20 Asotin Avenue	Good	Functionally obsolete. .
Sewage Treatment Plant	Germantown Road	Good	New in 2012.

Swimming Pool	Lincoln and North Avenue	Good	See Parks Chapter.
Toppenish Library	1 South Elm Street	Fair	ADA deficient
Toppenish Northern Pacific Railroad Depot	10 S. Asotin Avenue	Fair	Requires replacement of the roofing, exterior windows and repair of the sandstone façade.
Safe Haven Building	408 Washington Avenue	Fair	Functionally Obsolete. The current tenant is the Safe Haven Community Center. Safe Haven sponsors are seeking to move to other facilities. Renovation will be required to adapt to another use.
Police Department			
Police Administration	1 West First Avenue	Fair	1947 building has ~6,350 sq ft floor area; uses include offices, dispatch, meeting rooms, lockers, and dressing rooms; previous jail cells are vacant (roughly 30% of floor space).
Office Trailer behind the Main Building	1 West First Avenue	Fair	2005 trailer has 300 sq-ft floor area; uses include detectives offices; minimal roof, floor, and wall insulation.
Police Training Center (El Paso Building)	5 West First Avenue	Good	1920 building front half, and 1950 add on back half; 2013 remodeled building has ~1,875 sq-ft floor area; uses include: weight and fitness room; men's locker room;

			shower and restroom facilities; multi-purpose room.
Facility	Address	Condition	Notes
Sally Port	7 Division Avenue	Fair	1920 building has ~ 2,220 sq-ft floor area; uses include: storing and washing vehicles, storage of misc supplies.
Public Works Department			
Original Shop Building	8a Buena Way	Destroyed by fire in 2017	1914 building had ~ 6,750 sq ft of floor area; uses included: vehicle and equipment storage, material storage, offices, and an employee breakroom; will be rebuilt.
Cinder Brick Storage Building	8a Buena Way	Functionally obsolete and structurally deficient.	1930s building has ~ 2,400-sq. ft. of floor area; uses include: equipment storage, a vactor truck, a van with sewer camera equipment, a street sweeper, and misc. supplies.
Facility	Address	Condition	Notes

<p>Office and Equipment Storage Building</p>	<p>8a Buena Way</p>	<p>Section 1: Inadequate office space does not accommodate all Public Works Department employees.</p> <p>Section 2: Good</p> <p>Section 3: Adequate for passenger sized vehicles, inadequate for storage of the refuse trucks, gravel floor and no heat limits maintenance activities.</p>	<p>Section 1: 1965 building has 2,520 sq ft of floor area; uses include: offices, material storage, and a 3-bay vehicle shop and storage area;</p> <p>Section 2: 1996 building 1,728 sq ft of floor area; uses include unheated gravel floor storage of backhoes, lawn mowers, and the loader;</p> <p>Section 3: 1975 three sided building with 3,024 sq ft gravel floor; uses include: grave storage, refuse trucks, misc equipment. Insufficient depth to completely shelter the refuse trucks.</p>
<p>Office Building</p>	<p>8a Buena Way</p>		<p>1946 building has 4,330 sq ft of floor area; uses include: leased to Yakima Valley Farm Workers Clinic, currently used as a community center for youth and young adults; YVFWC provided intent to vacate notice effective Fall 2018.</p>

Figure 8 - Public and Government Facilities in the City Limits and Urban Growth Area (UGA)



3. Building and Vehicle Needs Assessment

a. City Hall Needs and Assessment

The building, as presently used has adequate space and is in fair condition. No major improvements or additions are warranted. While the elevator and restroom facilities are too small to meet accessibility standards, it is technically infeasible to retrofit them. Pursuant to the ADA, the existing facilities are adequate until a major remodel or reconstruction of the building occurs. All departments in the building need additional dedicated space for long term records storage, however this need will likely be addressed off site.

b. Police Department Needs and Assessment

Recent improvements to the main building at 1 West First Avenue include: upgrading the lighting system to energy efficient lamps and ballasts; replaced HVAC systems; removal of older generators and installation of a new natural gas backup generator capable of powering the lighting, computer systems and servers, phone, all dispatch equipment, and some but not all HVAC systems.

Major improvements needed for the 1 West First Avenue building, include:

- Replace the hot mop roof with a new TPO roof system.
- Evaluate the facilities to assess the suitability to continue making investments in modernizing the main building and outlying buildings. When assessing, consider the following:
 - Current and projected space needs of the Toppenish Police Department.
 - The layout and location of functions to optimize the use of space.
 - An analysis of structural condition of the building.
 - An analysis to determine which is more cost effective 1) remodel or 2) replace the building.

There is an office trailer located behind the Police department's main building. The 10-foot by 30-foot trailer was placed on-site in 2005. The trailer provides office space for detectives and private interviews. The stairway is not ADA compatible. There is minimal roof, floor, and wall insulation and the windows are single-pane construction.

The Sally Port building at 7 Division Avenue also belongs to the Toppenish Police Department. The building (located to the west of the main building on 1 West First Avenue) is mostly used for vehicle storage and washing. Recent improvements to the Sally Port building include: upgraded the lighting system to energy efficient lamps and ballasts; replaced overhead heater unit.

Major improvements needed for the 7 Division Avenue building, include:

- Replace the hot mop roof with a new TPO roof system.
- Evaluate the facilities to assess the suitability to continue making investments in modernizing the Sally Port building.

The Police Training Center is located at 5 West First Avenue. The original building was constructed in 1920 and was significantly expanded in the mid-1950s. The building was acquired in 2005 and a major remodeling effort was completed in 2013, consisting of: new roof structure and TPO roofing; new plumbing, mechanical, and electrical systems throughout the building, upgraded lighting system, new flooring, wall systems, and ceiling in the front half of the building; insulation of the walls and attic; specialized mats on the walls of the multi-purpose room. No major improvements are needed to the Police Training Center building.

c. Fire Department Needs and Assessment

Improvements to West Second Avenue will change the configuration of the driveway approach to the building. Access to the rear apparatus storage bays will be difficult. The reconfiguration will displace staff and visitor parking.

Major improvements needed for this facility, include:

- Construct an additional dormitory with restroom and shower facilities; provides separate sleeping and bathing facilities for each gender.
- Construct a conference/training room; current room is undersized for the number of fire personnel. The space doubles as a living room for staff during 24-hour shifts.
- Replace and reconfigure the vehicular access around the building, including:
 - Reconfigure vehicular access to all equipment bays.
 - Allow circular access around the building.
 - Provide appropriately placed off-street staff and visitor parking.
 - Replace load-rated concrete slabs on all approaches accommodating the weight of current apparatus.
- Install a fire suppression system that meets National Fire Protection Association (NFPA 1) Fire Code standards. Sprinklers are essential when sleeping units are provided for staff during 24-hour shifts; a fire suppression system will also protect the investment of equipment. Building improvements for staff safety include:
 - Install an automatic fire suppression system throughout the building with station pulls.
 - Equip the cooking appliances with automatic shut-off devices that engage when firefighters are dispatched to an emergency.

- Install supervised smoke and carbon monoxide (CO) alarms throughout the building.
- Other Items:
 - Replace the existing single pane windows with double pane insulated windows for energy efficiency and comfort.
 - Insulate walls with direct exterior exposure in the chiefs and captain's offices, training room, and kitchen with a system of foam panels and interior sheetrock for energy efficiency and comfort.
 - Replace the partially operating space heaters in the apparatus bays; not all of the existing units currently operate, and replacement parts are no longer available.
 - Remove and replace vinyl commercial tile flooring in the kitchen and training rooms; the existing floor system is failing.

The City is assessed by the Washington Survey Rating Bureau (WSRB) for effectiveness. Many criteria are used to establish WSRB ratings; evaluation can include but is not limited to: an examination of the capabilities and training records of the fire department staff, the condition and age of firefighting apparatus, response times, the water system capacity and reliability, and enforcement of codes.

A City's rating ranges from the best possible rating (an effectiveness rating of 1) to the poorest rating (an effectiveness rating of 10). The rating directly affects property insurance rates throughout the City; insurance rates are higher in communities with a poor WSRB rating.

Toppenish is currently rated at a 5 with the potential to quickly trend to a 10 because of aging firefighting vehicles.

The following actions can result in Toppenish maintaining or improving its WSRB rating:

- Acquire a new quint with a ladder reach of at least 100-feet, a minimum pumping capacity of 2,000 gallons and a water tank of 500 gallons.
 - The specifications of the new quint provide adequate emergency response to all buildings in Toppenish and the new Legends Casino Resort hotel for the Tribes and Bands of the Yakama Nation (Yakama Nation).
 - Replacing the older quint with a new quint before 2020 allows the City to maintain or improve its WSRB ratings.
- Surplus Ladder 18. The ladder truck is nearing the end of its life expectancy .
- Acquire a new pumper truck with a pumping capacity of 2,000 gallons and water tank of 1,000 gallons.

- Surplus Engine 12; retain Engine 11 as the City's backup apparatus. Engine 12 is past the end of its life expectancy. Engine 11 has 5 more years before the end of its life expectancy.

d. Public Works Needs and Assessment

The existing buildings at the Public Works site are somewhat functional but the 2.6-acre site no longer meets the needs of the department. The main public works shop building was destroyed by fire in August 2017. The estimated insurance recovery for this loss is roughly \$1,300,000. The cinder brick storage building should be replaced as soon as feasible as it is functionally obsolete, structurally deficient, and impedes circulation of Public Works vehicles due to its central placement on the property. The other remaining building is serviceable, but the bays are not deep enough to adequately shelter the equipment now used by the department, nor can the space be properly heated to protect the equipment. Prior to reconstruction of the main building on the current site, the City should investigate relocating the public works shop campus to a site with the following parameters:

- Size and shape: Eight to ten acres; square, or a rectangular shape where the length is not more than twice the width.
- Area Uses: Industrial in nature.
- Utilities: Public sewer and public water for domestic use and industrial fire protection.
- Access: Paved industrial, or commercial roads, affording at least two points of access.

If it is determined that the building will be reconstructed in the existing site, then it should be relocated to maximize the function of the site.

4. Capital Improvement Program

TABLE 4-26. TOPPENISH GOVERNMENT BUILDINGS AND PROPERTIES SIX-YEAR CAPITAL IMPROVEMENT PROGRAM

Priority	General Facilities	Estimated cost in 2017 Dollars	Year Needed	Annual Cost
Police Department	2 Police Cars	\$108,862	2018	\$24,861 Annually through 2020
	2 Police Cars	\$140,000	2019	\$28,500 Annually from 2019 through 2023
	Public Safety Department Building	\$2,000,000	2025	\$2,000,000
Fire Department	Fire Engine (20 yrs @4.5%)	\$500,000	2019	\$22,500 Annually from 2019 through 2039
	Fire Engine (20 yrs@ 4.5%)	\$500,000	2024	\$22,500 Annually from 2024 through 2044
	Ladder Truck (20 yrs @ 4.5%)	\$850,000	2021	\$38,440 Annually from 2021 through 2041
Public Works Department	Public Works Shop Facilities after applying insurance settlement (40 yrs @2%)	\$5,000,000 \$3,700,000.	2019	\$166,500
	Automated Refuse Collector No. I	\$290,000	2021	\$29,000

5. Government Facilities and Vehicle Funding

Table 4-27. POTENTIAL GRANT OR FUNDING SOURCES FOR GOVERNMENT FACILITIES AND VEHICLE CAPITAL IMPROVEMENTS

Funding Grant or Source	link
United States Department of Agriculture – Rural Development	https://www.rd.usda.gov/wa
Community Development Block Grant	http://www.commerce.wa.gov/serving-communities/current-opportunities/community-development-block-grants/

K. FISCAL CONSTRAINT

1. Master Table of Budget versus Expenses to Confirm Fiscal Constraint

More detail is being incorporated in this Capital Facilities Plan than during the last Comprehensive Plan Update with respect to large capital maintenance, large capital repair, and large capital replacement planning for expenses. The City recognizes that when large capital expenses can be identified, it is prudent to capture them in the Capital Facilities Plan so flexibility with funding opportunities can be optimized. Likewise, the City has added a fiscal constraint table to this Capital Facilities Plan to ensure that necessary funding is identified and planned in each Department. Because this is the first attempt to show this much detail in the budget table, the City anticipates reviewing the status of each of the priority tables in the Capital Facilities Plan against the prior year's available funding and adjusting as needed. Annual adjustments will be tracked for the next Comprehensive Plan Update.

Table 4.28 Short Term 6-year Rolling Budget Expenses

PROJECT TITLE	COST SUMMARY				SCHEDULE OF LOCAL FUND EXPENDITURE													
	Project Cost 2017 Dollars	Local	Grant /Forgivable Principal	Grant Source	2018		2019		2020		2021		2022		2023		2024	
					City Share	Fund	City Share	Fund	City Share	Fund	City Share	Fund	City Share	Fund	City Share	Fund	City Share	Fund
PUBLIC WORKS DEPARTMENT																		
Transportation Division																		
Lincoln/Dayton/Beech St. Improvements	\$1,895,318	\$256,868	\$1,639,450	STP(US)					\$256,868	VEH								
Mural Attraction Improvements	\$235,539	\$23,555	\$211,954	TIB			\$23,555	CDBG A										
W. First Ave. Sidewalk Improvements	\$182,775		\$182,775	T.A.P.(US)														
Municipal Water Division																		
Well No. 5 Improvements	\$1,344,236			DWSRF			\$1,533,000	WRes										
Public Works Shops Water Main Loop (insurance settlement)	\$250,000	\$250,000		Insurance Settlement			\$250,000	SP										
Bio Twine-Silgan Water Main Loop (SEID Loan/Grant, developer financing)	\$383,284			SEID FUDING														
Well No. 3 Generator	\$100,000			DWSRF					\$112,550	Wres								
Municipal Sewer Division																		
Phase II Collection System Improvements (SRF)	\$6,370,500		\$2,609,978	DWSRF					\$3,760,522	SRes								
Phase III-IV Collection System Improvements (USDA RD)	\$14,001,500	\$1,400,000	\$10,957,500	USDA RA								\$1,644,000	SRes					
Automated Refuse Collector No. 1	\$290,000			NA							\$326,400	ERF						
Parks Division																		
Pioneer Park Improvements	\$495,250	\$99,050	\$396,200				\$99,500	GEN										
FIRE DEPARTMENT																		
Replace Engine 11.	\$500,000			NA			\$515,000	REET 1										
Replace Engine 18, Aerial Ladder/Pumper	\$850,000		\$850,000	2% Casino Grant					\$128,817	CDBG B								
Replace Engine 12	\$500,000			NA													\$615,940	REET 1
POLICE DEPARTMENT																		
Replace 2 Patrol Cars	\$108,862			NA	\$112,108	CDBG B												
Replace 2 Patrol Cars	\$140,000			NA			\$149,526	CDBG B										

L. CAPITAL FACILITIES GOALS AND POLICIES

This section presents the capital facilities goals and policies for 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 1: To actively manage land use change and protect the city's character by developing City facilities and services in a way that directs and controls land use patterns and intensities.

Policy 1.1 Ensure that new development does not outpace the City's ability to provide and maintain adequate public facilities and services, by allowing new development to occur only when and where adequate facilities exist or will be provided.

Policy 1.2 Development within the unincorporated portion of the urban growth area shall be encouraged to occur only on a limited scale to prevent inefficient use and distribution of public facilities and services, and to discourage rural development from becoming urban in nature outside of the urban growth boundary.

Policy 1.3 Future land uses will be coordinated with the Land Use and Transportation Elements of the Comprehensive Plan.

GOAL 2: Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service standards below locally established minimum standards.

Policy 2.1 New urban development shall be encouraged to locate first, within city limits and second, within the urban growth area where municipal services and public facilities are already present.

Policy 2.2 Development shall be allowed only when and where all public facilities are adequate, and only when and where such development can be adequately served by essential public services without reducing the levels of service elsewhere.

GOAL 3: To facilitate planned growth through combined services.

Policy 3.1 To facilitate planned growth, the City encourages combining and assisting in service areas such as fire protection, public transit, water/sewer, criminal justice and

administration, where such combinations implement efficient, cost effective delivery of such services.

GOAL 4: Coordinate the orderly provision of public facilities with public and private development activities in a manner that is compatible with the fiscal resources of the city.

Policy 4.1 Coordinate land use and public works planning activities with an ongoing program of long-range financial planning, to conserve fiscal resources available to implement the Capital Facilities Plan.

Policy 4.2 Public facilities and utilities shall be located to: a) maximize the efficiency of services provided; b) minimize their cost; and c) minimize their impacts on the natural environment.

Policy 4.3 The City will encourage economic growth while maintaining quality development and controlling the cost of public improvements in its urban growth area.

Policy 4.4 If adequate facilities are currently unavailable and public funds are not committed to provide such facilities, developers must provide such facilities at their own expense to serve the proposed development in accordance with adopted facilities plans⁷

Policy 4.5 Within the UGA, urban services shall be required when economically feasible. When services are not economically feasible, covenants should be used to require connections to those services when they become available.

Policy 4.6 The City will not preclude the siting of essential public facilities; however, it shall enforce its Comprehensive Plan and development regulations to ensure reasonable compatibility with other land uses.

GOAL 5: Ensure the protection of groundwater from sources of contamination.

Policy 5.1 Provide effective conveyance and sufficient treatment to ensure that the discharge of wastewater does not lower the quality of surface and groundwater.

Policy 5.2 Protect local groundwater supplies by increasing the awareness of residents and business owners about the appropriate disposal techniques for hazardous materials.

GOAL 6: Promote coordinated planning and balanced delivery of services among federal, state, county, municipal and tribal governments especially in areas of overlapping influence such as urban growth areas.

Policy 6.1 Coordinate City and county utility plans.

Policy 6.2 Determine funding options for future City and county utility needs.

GOAL 7: Expand the range of active recreational opportunities for the citizens of Toppenish.

Policy 7.1 Use the City of Toppenish Parks and Recreation Plan as a basis for identifying what facilities are most needed in the community and as a basis for the development of capital programming.

Policy 7.2 The City will encourage multiple use of public facilities which could be used for youth facilities, senior activities, meetings and other functions.



STATE OF WASHINGTON
DEPARTMENT OF COMMERCE
1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000
www.commerce.wa.gov

07/31/2025

Mr. Andrew Hattori
Community and Economic Development Director
City of Toppenish
21 West 1st Avenue
Toppenish, WA 98948

Sent Via Electronic Mail

Re: City of Toppenish--2025-S-9690--60-day Notice of Intent to Adopt Amendment

Dear Mr. Hattori:

Thank you for sending the Washington State Department of Commerce (Commerce) the 60-day Notice of Intent to Adopt Amendment as required under [RCW 36.70A.106](#). We received your submittal with the following description.

Proposed comprehensive plan amendment to amend Toppenish's six-year capital improvement program to include the public safety department building.

We received your submittal on 07/31/2025 and processed it with the Submittal ID 2025-S-9690. Please keep this letter as documentation that you have met this procedural requirement. Your 60-day notice period ends on 09/29/2025.

We have forwarded a copy of this notice to other state agencies for comment.

Please remember to submit the final adopted amendment to Commerce within ten days of adoption.

If you have any questions, please contact Growth Management Services at reviewteam@commerce.wa.gov, or call Deanah Watson, (509) 290-4754.

Sincerely,

Review Team
Growth Management Services

Notice of Intent to Adopt Amendment / Notice of Adoption (Cover Sheet)

Pursuant to RCW 36.70A.106, the following jurisdiction provides the following required state agency notice.

Jurisdiction Name:	
Amendment Type: Select Type of Amendment listed. (Select One Only)	<input type="checkbox"/> Comprehensive Plan Amendment <input type="checkbox"/> Development Regulation Amendment <input type="checkbox"/> Combined Comprehensive and Development Regulation Amendments <input type="checkbox"/> Countywide Planning Policy <input type="checkbox"/> Critical Areas Ordinance Amendment <input type="checkbox"/> Shoreline Master Program
Select Submittal Type: Select the Type of Submittal listed. (Select One Only)	<input type="checkbox"/> 60-Day Notice of Intent to Adopt Amendment <input type="checkbox"/> Request of Expedited Review / Notice of Intent to Adopt Amendment (Only for use with Development Regulation Amendments) <input type="checkbox"/> Supplemental Submittal for existing Notice of Intent to Adopt Amendment <input type="checkbox"/> Notice of Final Adoption of Amendment

<p>Add Association</p> <p>If this amendment is related to additional submittals, please let us know here. IDs are included in your acknowledgment letter.</p> <p>Example 2022-S-...</p>	
<p>Description</p> <p>Enter a brief description of the amendment.</p> <p>Begin your description with Proposed or Adopted, based on the type of Amendment you are submitting.</p> <p>Examples: "Proposed comprehensive plan amendment for the GMA periodic update." or "Adopted Ordinance 123, adoption amendment to the sign code."</p> <p>(Maximum 400 characters)</p>	
<p>Is this action part of your 10-year periodic update required under RCW 36.70A.130 of the Growth Management Act (GMA)?</p>	<p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p>
<p>For Shoreline Master Programs (SMP): Is this action part of your 10-year periodic review required under RCW 90.58.080, a Comprehensive SMP, or a Locally Initiated amendment?</p>	<p><input type="checkbox"/> Periodic Review</p> <p><input type="checkbox"/> Comprehensive SMP</p> <p><input type="checkbox"/> Locally Initiated Amendment</p> <p><input type="checkbox"/> N/A (Not an SMP)</p>
<p>Does your submittal include changes to Urban Growth Areas</p>	<p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p>

Proposed Dates: Enter the anticipated public hearing date(s) for your Planning Commission/Planning Board or for your Council/Commission.	Planning Commission: City Council: Proposed / Date of Adoption:
Categorize your Submittal	See Last Page for Category List
Contact Information:	
Prefix/Salutation: (Examples: "Mr.," "Ms.," or "The Honorable" (elected official))	
Name:	
Title:	
Email:	
Work Phone:	
Cell/Mobile Phone: (optional)	
Consultant Information:	
Is this person a consultant?	<input type="checkbox"/> Yes
Consulting Firm name?	
Would you like Commerce to contact you for Technical Assistance regarding this submitted amendment?	<input type="checkbox"/> Yes

REQUIRED: Attach a copy of the proposed amendment text or document(s). We do not accept a website hyperlink requiring us to retrieve external documents. Commerce no longer accepts paper copies by mail. If you experience difficulty, please email the reviewteam@commerce.wa.gov

~~~~ ONLINE TRACKING SYSTEM AVAILABLE ~~~~

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Questions? Call the review team at (360) 725-3066.

- Airport Safety Zone
- Capital Facilities
- Climate
- Comprehensive Plan
- Conservation Element
- Critical Areas Ordinance
- Design Standards/Design Review
- Development Regulations
- Economic Development
- Emergency
- Environment
- Essential Public Facilities
- Historic Preservation
- Housing
- Impact Fee
- Land Use
- Military
- Open Space
- Parks and Recreation Element
- Periodic Review (SMP)
- Periodic Update
- Port Element
- Public Participation

- Recreation
- Resource Lands
- Rural Lands
- Schools
- Shoreline Master Program
- Solar Energy Element
- Subarea Plans
- Transfer of Development Rights
- Transportation
- Urban Growth Areas
- Utilities

## Chapter 17.08 DEFINITIONS

### 17.08.005 Accessory living quarters.

"Accessory living quarters" mean living or watchman's quarters within a principal building or an accessory building other than a mobile home, unless otherwise permitted, for the sole use of the family or of persons employed on the premises, for the temporary use of guests of the occupants of the premises. Such quarters are not to be rented or otherwise used as a separate dwelling unit.

(Ord. B-120 § 2, 1978).

### 17.08.010 Accessory use or accessory building.

"Accessory use" or "accessory building" means a building, part of a building or structure or use which is subordinate to, and the use of which is incidental to, that of the main building, structure or use on the same lot.

(Ord. A-580 § 24, 1964).

### 17.08.020 Agriculture.

"Agriculture" means the tilling of the soil and the raising of crops.

(Ord. A-580 § 24, 1964).

### 17.08.030 Alley.

"Alley" means a public thoroughfare or way having a width of not more than 20 feet which affords only a secondary means of access to abutting property.

(Ord. A-580 § 24, 1964).

### 17.08.040 Amendment.

"Amendment" means a change in the wording, context or substance of this title or change in the district boundaries upon the zoning map, which map is a part of this title when adopted by resolution passed by the city council in the manner prescribed by law.

(Ord. A-580 § 24, 1964).

### 17.08.050 Apartment dwelling.

"Apartment dwelling" means a building or a portion of a building designed for occupancy by three or more families living independently of each other, and containing three or more dwelling units.

(Ord. A-580 § 24, 1964).

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### **17.08.060 Auto court.**

"Auto court" means a group of attached or detached buildings containing individual sleeping or living units where a majority of such units open individually and directly to the outside, and where a garage is attached or a parking space is conveniently located to each unit, all for the temporary use by automobile tourists or transients. Such definition shall also include "motels," "tourist court" and "motor lodges".

(Ord. A-580 § 24, 1964).

### **17.08.062 Automobile.**

"Automobile" means motor vehicles used for personal transportation including cars, pickup trucks, and recreational vehicles.

(Ord. 90-30 § 1, 1990).

### **17.08.064 Automobile body shop.**

"Automobile body shop" means a garage or shop for automobile body and frame repairs, including painting.

(Ord. 90-30 § 1, 1990).

### **17.08.066 Automobile garage.**

"Automobile garage" means a garage or shop for automobile service, including engine, transmission, driveline and electrical system repair.

(Ord. 90-30 § 1, 1990).

### **17.08.070 Automobile, truck and/or trailer sales area.**

"Automobile, truck and/or trailer sales area" means uncovered premises used for display, sale or rental of new or used automobiles, trucks and trailers.

(Ord. A-580 § 24, 1964).

### **17.08.080 Automobile wrecking yard or junkyard.**

"Automobile wrecking yard" or "junkyard" means premises used for the storage and/or sale of used automobile parts or for the storage, dismantling or abandonment of junk, automobiles, trailers, machinery or parts thereof.

(Ord. A-580 § 24, 1964).

### **17.08.090 Building.**

"Building" means any structure built for the support, shelter or enclosure of persons, animals or chattels, and when separated by division walls without openings from the ground up, each portion of such structure shall be deemed a separate building.

(Ord. A-580 § 24, 1964).

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**17.08.100 Caretaker's residence.**

"Caretaker's residence" means a structure solely intended to provide security for the established principal permitted use of the property and occupied by no more than one person.

**~~17.08.100~~110 Conditional use.**

"Conditional use" means a use listed among those classified in any given district but permitted to locate only after review by the board of adjustment, and the granting of a conditional use permit imposing such performance standards as will make the use compatible with other permitted uses in the same vicinity and use district and assure against imposing excessive demands upon public utilities, provided the city ordinances specify the standards and criteria that shall be applied.

(Ord. A-580 § 24, 1964).

**~~17.08.110~~120 Dwelling.**

"Dwelling" means a building or portion thereof designed exclusively for residential purposes, including one-family, two-family and multiple-family houses, but shall not include hotels, motels, or apartments.

(Ord. 2000-2 § 1, 2000; Ord. A-580 § 24, 1964).

**~~17.08.120~~130 Dwelling unit.**

"Dwelling unit" means one or more rooms in a dwelling or apartment house or apartment hotel designed for occupancy by one family for living or sleeping purposes, and having only one kitchen.

(Ord. A-580 § 24, 1964).

**~~17.08.130~~140 Dwelling, single-family.**

"Single-family dwelling" means a detached building containing one and only one dwelling unit.

(Ord. A-580 § 24, 1964).

**~~17.08.140~~150 Dwelling, two-family.**

"Two-family dwelling" means a building containing under one roof two and only two dwelling units. Such definition shall also include the term "duplex".

(Ord. A-580 § 24, 1964).

**~~17.08.150~~160 Dwelling, multiple family.**

"Multiple family dwelling" means a building containing under one roof three or more dwelling units.

(Ord. A-580 § 24, 1964).

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**17.08.160170 Family.**

"Family" means an individual, or two or more persons related by blood or marriage, or a group of not more than five persons, excluding servants, who are not related by blood or marriage, living together as a single housekeeping unit in a dwelling unit.

(Ord. A-580 § 24, 1964).

**17.08.162172 Hazardous waste.**

"Hazardous waste" means all dangerous and extremely hazardous waste as defined in RCW 70.105.010(15), except for moderate risk waste as set forth in RCW 70.105.010(17).

(Ord. 88-11 § 6, 1988).

**17.08.164174 Hazardous waste generator.**

"Hazardous waste generator" means any person or site whose act first causes a dangerous waste to become subject to regulation under the Dangerous Waste Regulations, Chapter 173-303 WAC.

(Ord. 88-11 § 6, 1988).

**17.08.166176 Hazardous waste storage.**

"Hazardous waste storage" means the holding of hazardous waste for a temporary period, as regulated by the State Dangerous Waste Regulations, Chapter 173-303 WAC.

(Ord. 88-11 § 6, 1988).

**17.08.168178 Hazardous waste treatment.**

"Hazardous waste treatment" means the physical, chemical or biological processing of hazardous waste for the purpose of rendering these wastes nondangerous or less dangerous, safer for transport, amenable for energy or material resource recovery, amenable for storage, or reduced in volume, as regulated by the State Dangerous Waste Regulations, Chapter 173-303 WAC.

(Ord. 88-11 § 6, 1988).

**17.08.170180 Home occupation.**

"Home occupation" means any use customarily conducted within a dwelling which use is clearly incidental and secondary to the use of the premises as a dwelling place and does not change the character thereof. This occupation shall be carried on or conducted only by members of a family residing in the dwelling with no outside help employed. Clinics, hospitals, tea rooms, animal hospitals and the display or sale of materials or products shall not constitute a home occupation.

(Ord. 88-10 § 2, 1988; Ord. A-580 § 24, 1964).

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**17.08.180190 Hospital.**

"Hospital" means an institution specializing in giving clinical, temporary and emergency services of a medical or surgical nature to human patients and injured persons and licensed by state law to provide facilities and services in surgery and obstetrics and general medical practice as distinguished from treatment of mental and nervous disorders, but not excluding surgical and postsurgical treatment of mental cases.

(Ord. A-580 § 24, 1964).

**17.08.190200 Lot.**

"Lot" means land occupied or to be occupied by a building and its accessory buildings, including such open spaces as are required under this title and having frontage upon a public street.

(Ord. A-580 § 24, 1964).

**17.08.200210 Lot area.**

"Lot area" means the total horizontal area within the boundary lines of a lot or parcel. For the purpose of determining area in the case of an irregular, triangular or gore-shaped lot or parcel, a line 10 feet in length within the lot or parcel and farthest removed from the front lot line and at right angles to the line comprising the depth of such lot or parcel shall be used as the rear lot line.

(Ord. A-580 § 24, 1964).

**17.08.210220 Lot depth.**

"Lot depth" means the horizontal length of a straight line drawn from the midpoint of the front lot line to the midpoint of the rear lot line.

(Ord. A-580 § 24, 1964).

**17.08.220230 Lot lines.**

"Lot lines" means the boundaries of a lot as a lot is defined in this chapter.

(Ord. A-580 § 24, 1964).

**17.08.230240 Lot of record.**

"Lot of record" means a lot as shown on an officially recorded plat or subdivision, or a parcel of land the deed to which is officially recorded, considered as a unit of property and described by metes and bounds.

(Ord. A-580 § 24, 1964).

**17.08.240250 Lot width.**

"Lot width" means the mean horizontal distance between the sides of the lot measured at the front lot line.

(Ord. A-580 § 24, 1964).

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**17.08.250260 Nonconforming use.**

"Nonconforming use" means a building, structure or land use lawfully existing as of June 20, 1964, but which does not conform to the use regulations, setbacks or other provisions herein established for the district in which it has been classified by this title.

(Ord. A-580 § 24, 1964).

**17.08.253263 Off-site hazardous waste treatment and storage.**

"Off-site hazardous waste treatment and storage" means hazardous waste treatment and storage facilities that treat and store waste from generators on properties other than those on which the off-site facility is located.

(Ord. 88-11 § 6, 1988).

**17.08.256266 On-site hazardous waste treatment and storage.**

"On-site hazardous waste treatment and storage" means hazardous waste treatment and storage facilities that treat and store wastes generated on the same property.

(Ord. 88-11 § 6, 1988).

**17.08.260270 Outdoor advertising.**

"Outdoor advertising" means any card, paper, cloth, metal, glass, wooden or other display or device of any kind whatsoever placed for outdoor advertising purposes on the ground or on any tree, wall, rock, structure or thing whatsoever.

(Ord. A-580 § 24, 1964).

**17.08.270280 Service station.**

"Service station" means a building to supply motor fuel and other petroleum products to motor vehicles, including lubrication facilities, and providing minor repair service and sales of motor vehicle accessories.

(Ord. A-580 § 24, 1964).

**17.08.280290 Sign.**

"Sign" means any outdoor advertising display or outdoor advertising structure, or any indoor advertising display or indoor advertising structure designed and placed so as to be readable principally from the outside.

(Ord. A-580 § 24, 1964).

**17.08.290300 Special exceptions.**

"Special exceptions" means a special use that would not be appropriate generally or without restriction throughout the use district but which, if controlled as to number, area, location or relation to the neighborhood, would promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or

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general welfare. Such uses may be permitted in such use districts as special property uses, if specific provisions for such special property uses are made in this title.

(Ord. A-580 § 24, 1964).

### **17.08.295305 State siting criteria.**

"State siting criteria" means criteria for the siting of hazardous waste treatment and storage facilities adopted pursuant to the requirements of RCW 70.105.210.

(Ord. 88-11 § 6, 1988).

### **17.08.300310 Street.**

"Street" means a public thoroughfare, avenue, road, highway, boulevard, parkway, drive, lane, court, cul-de-sac or private easement providing the roadway for ingress and egress from property abutting thereon.

(Ord. A-580 § 24, 1964).

### **17.08.310320 Structural alterations.**

"Structural alterations" means any substantial change in the supporting members of a building, such as bearing walls, columns, beams or girders.

(Ord. A-580 § 24, 1964).

### **17.08.320330 Structure.**

"Structure" means anything constructed or erected which requires location on the ground or attached to something having a location on the ground but not including fences or walls used as fences less than six feet in height.

(Ord. A-580 § 24, 1964).

### **17.08.325335 Temporary facility.**

"Temporary facility" means any room or place within a dwelling which is used or occupied by not more than two people other than the owner and family thereof, who pay compensation for meals or lodging, or for both meals and lodging (including, but not limited to, room and board, sleeping quarters, or a room or rooms with a dwelling for residential purposes). The term "temporary facility" shall be deemed synonymous with such a room or place in a boarding house, rooming house, or lodging house.

(Ord. 2000-2 § 2, 2000).

### **17.08.330340 Trailer court, park, or camp.**

"Trailer court, park, or camp" means any area or tract of land used or designed to accommodate two or more automobile trailers. A "trailer" means a vehicle without motor power, designed to be drawn by a motor vehicle and to be used for human habitation or for carrying persons and property, including a trailer coach and any self-propelled vehicle having a body designed for the same use as an automobile trailer without motor power.

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(Ord. A-580 § 24, 1964).

**17.08.340350 Use.**

"Use" means the purpose for which land or a building is arranged, designed or intended, or for which either land or building is or may be occupied or maintained.

(Ord. A-580 § 24, 1964).

**17.08.350360 Use district.**

"Use district" means a portion of the incorporated territory of the city within which certain uses of land and buildings are permitted and certain other uses of land and buildings are prohibited, or within which certain yards and other open spaces are required, or within which certain lot areas are established, or within which a combination of such aforesaid regulations are applied, all as set forth and specified in this title, as designated and delineated by the official zoning map.

(Ord. A-580 § 24, 1964).

**17.08.360370 Variance.**

"Variance" means a modification of the specific regulations of this title in accordance with the terms of this title for the purposes of assuring that no property, because of special circumstances applicable to it, shall be deprived of privileges commonly enjoyed by other properties in the same vicinity and same zone.

(Ord. A-580 § 24, 1964).

**17.08.370380 Yard.**

"Yard" means an open space, other than a court, on the same lot with the building, unoccupied from the ground upward.

(Ord. A-580 § 24, 1964).

**17.08.380390 Yard, front.**

"Front yard" means the required yard extending along and parallel to the entire length of the front line of the lot which is the street line, and measured from the street to the building.

(Ord. A-580 § 24, 1964).

**17.08.390400 Yard, rear.**

"Rear yard" means the required yard at the rear of the building, extending the entire width of the lot and measured from the building in the direction opposite from the front yard.

(Ord. A-580 § 24, 1964).

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**17.08.400410 Yard, side.**

"Side yard" means an open unoccupied space on the same lot with a building, between the side wall line of the building and the side line of the lot.

(Ord. A-580 § 24, 1964).

**B-2 Zoning District**

**17.44.020 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:

1. Agricultural supplies and machinery sales;
2. Amusement parks, drive-in theaters, skating rinks, dance halls and other lawful commercial amusements;
3. Automobile sales agencies, garages and parts distributors;
4. Automobile service stations;
5. Restaurants or taverns;
6. Boat and motor sales and repair;
7. Business or professional offices;
8. Businesses, retail, wholesale or service, catering directly to the consumer;
9. Dry cleaning and laundry;
10. Feed, seed and garden supplies;
11. Financial institutions;
12. Frozen food lockers;
13. Fuel distributors; provided, that all storage tanks for liquid petroleum fuels shall be located underground;
14. Glass sales and installation;
15. Hotels, motels and apartment dwellings;
16. Kindergarten, nursery or vocational schools;
17. Manufacturing clearly incidental to a retail business lawfully conducted on the premises and not prohibited in an "M" district;
18. Medical or dental clinics;
19. Nursery or greenhouse;
20. Outdoor advertising displays;
21. Parking lots or structures;
22. Personal service shops;

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23. Pet shops;
  24. Plumbing and sheet metal shops;
  25. Trailer parks and trailer sales agencies;
  26. Undertaking establishments;
  27. Veterinary clinic, provided all facilities are within an enclosed building;
  28. Any other use similar to the above uses as approved by the planning commission;
  29. Special property uses specifically allowed in this district as listed in Chapter 17.56 TMC;
  30. [On-site hazardous waste treatment and storage; provided, that such facilities meet state siting criteria adopted pursuant to the requirements of RCW 70.105.210;](#)
  - ~~30.—Accessory uses which are clearly incidental to permitted uses and which will not create a nuisance or hazard, including:
    - a.—Living or watchman's quarters for the operator or an employee of the permitted primary use;
    - b.—On-site hazardous waste treatment and storage; provided, that such facilities meet state siting criteria adopted pursuant to the requirements of RCW 70.105.210;~~
  31. In-home day care licensed by the state of Washington for no more than 12 children after obtaining a city of Toppenish business license.

(Ord. 2008-25, 2008; Ord. 88-11 § 2, 1988; Ord. B-120 § 1, 1978; Ord. A-701 § 1, 1972; Ord. A-580 § 18(1), 1964).

## **M-1 Zoning District**

### **17.48.020 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. Agricultural supplies, machinery and equipment sales;
- B. Automobile and trailer sales and service agencies;
- C. Automobile service stations;
- D. Boat and motor sales, repair and manufacture;
- E. Draying, freighting and trucking yard or terminal;
- F. Dry cleaning and laundry, rug and carpet cleaning, dyeing works;
- G. Feed, seed and garden supplies;
- H. Fuel distributors;
- I. Glass sales and installation;
- J. Nursery or greenhouse;
- K. Outdoor advertising;
- L. Professional, executive and administrative offices;
- M. Research, experimental or testing laboratories;

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- N. Restaurants;
  - O. Veterinary clinics;
  - P. Wholesale businesses, storage buildings and warehouses;
  - Q. The manufacturing, processing, compounding, packaging or treatment of such products as drugs, bakery goods, candy, food and beverage products, dairy products, cosmetics and toiletries;
  - R. The manufacture, assembly, compounding or treatment of articles or merchandise from the following materials: bone, cellophane, canvas, cloth, cork, feathers, felt fiber, fur, glass, hair, horn, leather, metal, paper, plastics, precious or semiprecious metals or stones, shell, textiles, tobacco, wood (except planing mills), yarns and paint;
  - S. [On-site hazardous waste treatment and storage; provided, that such facilities meet state siting criteria adopted pursuant to the requirements of RCW 70.105.210;](#)
  - ~~S. Uses customarily incidental to any of the above listed uses, or uses of a similar nature when approved by the planning commission, including:
    - 1. Dwellings or shelters for the occupancy of guards, watchmen or caretakers;
    - 2. Dwellings for the occupancy of the operators and employees necessary to the operation of a farm or agricultural use; or
    - 3. On-site hazardous waste treatment and storage; provided, that such facilities meet state siting criteria adopted pursuant to the requirements of RCW 70.105.210;~~
  - T. Special property uses specifically allowed in this district as listed in Chapter 17.56 TMC.

(Ord. 2002-7 § 1, 2002; Ord. 88-11 § 3, 1988; Ord. A-580 § 19(1), 1964).

## M-2 Zoning District

### 17.52.020 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. Agricultural supplies, machinery and equipment sales;
- B. Automobile and trailer sales and service agencies;
- C. Automobile service stations;
- D. Boat and motor sales, repair and manufacture;
- E. Draying, freighting and trucking yard or terminal;
- F. Dry cleaning and laundry, rug and carpet cleaning, dyeing works;
- G. Fuel distributors;
- H. Nursery or greenhouse;
- I. Outdoor advertising;
- J. Research, experimental, or testing laboratories;
- K. Veterinary clinics;

- L. Wholesale businesses, storage buildings and warehouses;
- M. Any other industrial or manufacturing use similar to those listed when approved by the planning commission;
- N. On-site hazardous waste treatment and storage; provided, that such facilities meet state siting criteria adopted pursuant to the requirements of RCW 70.105.210;
- ~~N. —Uses customarily incidental to any of the above listed uses, including:
  - 1. —Dwellings or shelters for the occupancy of guards, watchmen or caretakers;
  - 2. —Dwellings for the occupancy of the operators and employees necessary to the operation of a farm or agricultural use; or
  - 3. —On-site hazardous waste treatment and storage; provided, that such facilities meet state siting criteria adopted pursuant to the requirements of RCW 70.105.210;~~
- O. Special property uses specifically allowed in this district as listed in Chapter 17.56 TMC.

(Ord. 88-11 § 4, 1988; Ord. A-580 § 20(1)(a - l), (n - p), 1964).

## Chapter 17.56 SPECIAL PROPERTY USES

### 17.56.010 Permit — Issuance conditions generally.

All of the uses set forth in TMC 17.56.016 through 17.56.110 and all matters directly related thereto are declared to be uses possessing characteristics of such unique and special form as to make impractical their being included automatically in any class of use as set forth in the various use districts defined in this title, and the authority for the location and operation thereof shall be subject to review and the issuance of a special property use permit by the hearing examiner; provided, that special use permits may not be granted for a use in a district from which it is specifically excluded. Special property use permits may contain conditional limitations.

(Ord. 2019-17 § 1, 2019).

### 17.56.014 Time limits.

A special property use permit shall become null and void if the permitted use ceases to exist during any six-consecutive-month period or for a total of six months during any 12-consecutive-month period.

(Ord. 2019-17 § 1, 2019).

### 17.56.015 Annual review of special use permits.

The permit coordinator shall annually review each special property use permit issued after January 1, 2020, to determine whether any and all conditional limitations or other requirements are being adhered to, and to determine whether the special property use continues to be utilized. In the event that any conditional limitation or requirement of special property use permit is not being adhered to, the permit coordinator shall initiate steps to achieve compliance with the permit.

(Ord. 2019-17 § 1, 2019).

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### **17.56.016 Automobile garages and body shops.**

Special property use permits may be issued for automobile garages and body shops within M1, M2, and B1 districts; provided, that such garages and shops 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, subject to the following provisions:

- A. Parts, equipment and materials shall not be permitted in front, side, or rear yards in the B1 district.
- B. All service and repair work shall be done within an enclosed building.
- C. Conditions of operation such as noise, hours, odors, and lighting shall not be detrimental to the neighborhood.
- D. Location within the B1 district shall require additional sight screening and related mitigation whenever adjacent to residential uses or residential zoning districts.

(Ord. 2019-17 § 1, 2019).

### **17.56.020 Mobile home park.**

Special property use permits may be issued for mobile home park; provided, that these uses shall be specifically excluded from the R1, R2, B1, M2 and M3 use districts; and further provided, that the requirements in Chapter 17.60 TMC are met.

(Ord. 2019-17 § 1, 2019).

### **17.56.030 Churches, fraternal organizations, lodges, grange halls and clubs.**

Special property use permits may be issued for churches, fraternal organizations, lodges, grange halls and clubs; provided, that the following requirements are met and also providing that such uses are specifically excluded from M1 and M2 districts of the zoning ordinance:

- A. The proposed location of the plan for entrances and exits will not create traffic hazards on public streets;
- B. The proposed use will not be detrimental to principal uses permitted in the district for which the special property use permit is requested;
- C. Churches may exceed the height limit of the district in which they propose to locate by not more than 20 feet; provided, that such buildings are set back from all property lines at least one additional foot for each foot of excess height;
- D. The height of the spire, tower, or similar feature may exceed the height limit of the district in which the church may propose to locate; provided, that it is not intended for human occupancy and further providing it is removed not less than 20 feet from any adjoining property line.

(Ord. 2019-17 § 1, 2019).

### **17.56.040 Philanthropic institutions.**

Special property use permits may be issued for hospitals, sanitariums, convalescent and nursing homes, other than correction; provided, that these uses shall be specifically excluded from the R1 and R2, M1 and M2 districts.

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(Ord. 2019-17 § 1, 2019).

### **17.56.050 Home occupations.**

Special property permits may be issued for home occupations as defined in TMC 17.08.170, by the zoning administrator or his/her designee, within R1 and R2 residential districts only, subject to the following provisions:

- A. There must be a residence on site, and the proprietor of the home occupation business must reside in that residence.
- B. The home occupation must be of a service character or service-oriented only. Retail sales of goods are permissible only if incidental and directly pertaining to the service being offered.
- C. The home occupation shall be allowed in any attached portion of the dwelling unit or in a detached accessory building. All aspects of the conduct of a home occupation shall be confined, contained and conducted within the dwelling or within a completely enclosed accessory building.
- D. The aggregate of all space within any or all buildings devoted to a home occupation shall not occupy more than the lesser of: (1) 500 square feet in floor area; or (2) 30 percent of the residence's floor area.
- E. Only one accessory building, including detached garages, shall be allowed on the premises. One storage structure of 120 square feet or less shall be excluded from this provision.
- F. The premises shall at all times be maintained as residential in appearance, cleanliness and quietness.
- G. Where customers are served on the premises of the home occupation a minimum of one off-street parking space shall be provided in addition to any and all spaces required for the principal use as provided by this title.
- H. Any home occupation which is objectionable due to unsightliness or an emission of odor, dust, smoke, noise, glare, heat, vibration or similar causes discernible on the outside of any building containing such home occupation shall be prohibited.
- I. One unlighted sign not exceeding two square feet in area pertaining to the home occupation shall be permitted in lieu of, not in addition to, any name plate provided for in Chapters 17.28 and 17.32 TMC. Such sign shall not be located in the required front or side yards.
- J. A home occupation special property use permit may contain such other conditions as the hearing examiner may deem necessary to preserve the district and to assure compatibility with permitted uses.
- K. The city shall notify the adjacent property owners and applicant of its intent to approve or deny a home occupation special property use permit, together with any conditions. Notification shall be made by mail only. The notice shall include:
  - 1. A description of the proposal and decision of the city, including any conditions of approval;
  - 2. A place where further information may be obtained; and
  - 3. A statement that the decision of the city will be final, unless an appeal requesting a public hearing is filed with the city clerk within 15 days of the date of the notice.

(Ord. 2019-17 § 1, 2019).

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### **17.56.060 Crematories.**

Special property use permits may be issued for crematories provided such use shall be located in B1 and B2 districts.

(Ord. 2019-17 § 1, 2019).

### **17.56.070 Schools and day care centers.**

Special property use permits may be issued for schools, including private schools in which prescribed courses of study are given and which are graded in a manner similar to public schools or, in a manner of a higher degree thereto, physical training facility, kindergarten and nursery schools, institutions of higher learning, and licensed day care centers; provided, that these uses shall be specifically excluded from the M1 and M2 zoning districts.

(Ord. 2019-17 § 1, 2019).

### **17.56.080 Recycling centers.**

Special property use permits may be issued for recycling centers in B2 and M1 zoning districts; provided, that in the B2 zoning district, recycling operations, including storage, vehicles, or facilities, shall be within a screened or enclosed area and shall be limited to light recycling of aluminum cans, glass bottles and newspapers. Large objects, including but not limited to appliances and automobiles or truck parts shall be prohibited from recycling centers within B2 and M1 zoning districts.

(Ord. 2019-17 § 1, 2019).

### **17.56.090 Caretaker's residence.**

In the M-1 and M-2 Industrial Districts, a single caretaker's residence may be permitted by the Hearing Examiner as an accessory use, provided all of the following circumstances are substantially met and demonstrated by the applicant:

- A. The caretaker's residence is accessory to an existing and operating permitted primary use and is intended solely to provide security for the primary use.
- B. The caretaker's residence shall be either a motor home, travel trailer, truck camper, or accessory building and must meet the setback requirements of the underlying zoning.
- C. The caretaker's residence shall not be greater than 500 sq. ft.
- D. The caretaker's residence shall be constructed to meet all applicable codes, standards, and laws.

Applications for a caretaker's residence shall include:

- A. A completed application form provided by the City.
- B. One electronic and one hard copy site plan showing the location of the primary use, proposed caretaker's residence, and distances between structures and property lines.
- C. If applicable, a set of construction drawings of the caretaker's residence meeting all applicable codes, standards, and laws.
- D. Any other items deemed necessary by the Building Official.
- E. A signed and notarized affidavit stating the applicant will:

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1. [Vacate the caretaker's residence within 30 days after the primary use has ceased to operate.](#)
  2. [Notify the city of the initial occupant's contact information, and that the applicant shall notify the City upon any changes of occupancy.](#)
  3. [Adhere to the requirements of all applicable codes, standards, and laws for utilizing the caretaker's residence.](#)
  4. [Obtain a building permit from the City for the construction or placement of the caretaker's residence.](#)

[The Building Official may also request the Hearing Examiner to review the special use permit and the imposed conditions annually.](#)

### **17.56.090 Temporary facility.**

Subject to all of the provisions set forth in subsections A through H of this section, special property use permits may be issued for temporary facilities, as defined in TMC 17.08.325, except that dwellings with five or more temporary facilities shall be permitted only in an R2 residential district, or in a local business district (B1); and dwellings with four or less temporary facilities shall be permitted only in an R1 residential district or in either of the above described zones.

- A. The temporary facility shall be allowed only in an attached portion of the dwelling unit.
  1. All aspects of the conduct of a temporary facility shall be confined, contained and conducted within the main dwelling structure.
  2. The maximum number of users or occupants per each temporary facility shall be two; provided, that the maximum number of users or occupants in the dwelling shall not exceed 150 percent of the number of temporary facilities, rounded to the lowest whole number (for example, if five temporary facilities exist in the dwelling, the maximum number of users shall be seven).
- B. The dwelling in which the temporary facility is located, including its accessory buildings and any required parking area, shall not occupy or cover more than 60 percent of the total lot area. Only one accessory building, excluding a detached garage, may be allowed on the premises by the hearing examiner after the hearing. One storage structure of 120 square feet or less shall be excluded from this provision.
- C. The premises shall at all times be maintained as residential in appearance.
- D. Parking and loading space shall be as specified in Chapter 17.64 TMC, and provided:
  1. A minimum of one off-street parking space shall be provided for each unit, in addition to any and all spaces required for the principal use as provided by this title;
  2. Any required off-street parking space shall not be permitted in the required front yard and side yard;
  3. Each such space shall be provided with adequate ingress and egress;
  4. Off-street parking areas shall be paved or surfaced and maintained graded and dust free with screened gravel, crushed rock or better.
- E. Any dwelling in which a temporary facility is located which is, or becomes, objectionable due to unsightliness, noise, traffic or similar causes discernible on the outside of any structure shall be prohibited.

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- F. One unlighted sign not exceeding two square feet in area pertaining to the boarding, rooming, and/or lodging house shall be permitted in lieu of, not in addition to, any name plate provided for in Chapters 17.28 and 17.32 TMC. Such sign shall not be located in the required front or side yard setback.
  - G. A temporary facility special property use permit may contain such other conditional limitations after hearing as the hearing examiner may deem necessary to preserve the district and to assure compatibility with permitted uses.
  - H. Once a special property use permit has been issued as set forth above, the permit shall be deemed revoked immediately if the facility shall fail to comply with any of the provisions in subsections A through G of this section.

(Ord. 2019-17 § 1, 2019).

### **17.56.100 Permitted special uses in B3 zones.**

Special property use permits may be issued for other special property uses, not inconsistent with the character of said zone, in the professional office district of B3 zone provided they meet the criteria established for special property use permits as provided in this title.

(Ord. 2019-17 § 1, 2019).

### **17.56.110 Reserved.**

(Ord. 2019-17 § 1, 2019).

### **17.56.120 Yard requirements.**

Unless otherwise specified by the hearing examiner, the provisions for required front and side yards applicable to the particular district in which any such use is proposed to be located shall prevail.

(Ord. 2019-17 § 1, 2019).

### **17.56.130 Height and area regulations.**

Unless otherwise specified by the hearing examiner, the provisions for height, area requirements, and lot coverage applicable to the particular district in which any such use is proposed to be located shall prevail.

(Ord. 2019-17 § 1, 2019).

### **17.56.140 Permit — Additional issuance conditions.**

Applications for special property use shall be reviewed under the requirements in Chapter 2.50 TMC as if it was a conditional use permit. In granting a permit for any of the above-listed special property uses in TMC 17.56.016, 17.56.020, 17.56.030, 17.56.040, 17.56.060, 17.56.070, 17.56.080, and 17.56.090 and appeals of TMC 17.56.050 the hearing examiner shall ascertain that the present and future needs of the community will be adequately served by the proposed development and that the community as a whole will be benefited rather than injured. The hearing examiner may attach additional conditions to the issuance of a special property use permit to ensure that structures and areas proposed are surfaced, arranged and screened in such a manner that they are in harmony with and not detrimental to existing or reasonable expected future development of the neighborhood. In the case of those special property uses for which no requirements have been listed, the hearing examiner may allow any

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reasonable height, yard dimensions or lot size; provided, that it is satisfied that there is adequate off-street parking, playground area in the case of schools, and the height restrictions and yard requirements and other conditions imposed are sufficient to prevent detrimental effects on adjoining land or structures.

(Ord. 2019-17 § 1, 2019).

# Public Announcement

**To:** Valued Business Community  
**From:** Andrew Hattori, CED Director  
**Date:** June 30, 2025  
**Re:** Nonconforming Signage on Sidewalks

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The City of Toppenish has noticed varying amounts of signage located on or in the sidewalks outside of businesses. Currently the City does not allow any form of signage to be placed within the right-of-way, this includes the sidewalk and public areas. Some examples of prohibited signage include:

**Feather Signs**



**Sandwich Signs**



**Currently, our code does not allow these signs and they should be removed.**

The City understands the need of advertising for our local businesses and is currently undergoing efforts to find the best solutions that allows for proper signage that does not impact safety, visibility, and open walking spaces. The City of Toppenish Planning Commission will be conducting meetings to discuss potential code options, the next meeting is on **July 16, 2025, located at City Hall at 5:30 PM**, we strongly encourage your participation in the discussion.

For more information regarding signage and the upcoming Planning Commission meeting, please contact:

Andrew Hattori  
509-829-4083  
Andrew.Hattori@cityoftoppenish.us