

REQUEST FOR COUNCIL ACTION

Agenda Bill No.: 25-019

Meeting Date: April 7, 2025

Subject: Amendment or Repeal of TMC 17.26 Design Review District

Attachments: Design District Map, Current TMC 17.26 Design Requirements, Proposed Amended Design District Map, Land Use Analysis

Presented by: Andrew Hattori, Community & Economic Development Director

Approved For Agenda By: Dan Ford, City Manager

Background:

The design district detailed in Toppenish Municipal Code (TMC) 17.26 has been a topic of discussion at many of the most recent planning commission meetings. The design district detailed construction and site design standards which must be adhered to and approved by the planning commission before development may begin. However, it has been documented that the requirements for the design district have not been adequately adhered to and has resulted in a mixture of properties that do and do not conform with TMC 17.26.

Due to the standards contained within TMC 17.26 staff and planning commission have conducted discussions about the impact and necessity of the design district in its current boundaries and whether the design district is able to accomplish its purpose with current development as it exists today. In prior discussions it has been noted that to successfully implement a themed design district, strict and accurate review/enforcement of development proposals must be done consistently. Examples of cities that have successful themed design districts include Leavenworth, Poulsbo, Winthrop, etc. A glance at the development of these cities shows little to no deviation to theming within core areas. Unfortunately, the same cannot be said for Toppenish, many properties are out of conformance with the requirements of our design district.

Staff also conducted a land use analysis for each property located within the design district which included 575 individual properties totaling roughly 196.5 acres of land, a large chunk of which is utilized for residential structures. Less than 25% of the properties contain some elements of the design district standards, and significantly less meet all of the criteria.

Discussion:

Staff wishes to provide City Council and update on these efforts as eventually a recommendation from Planning Commission will come before them. Currently, the impacts vs. the benefits of the design district are being weighed, with an emphasis on what the proper implementation of the district means for existing and potential future businesses. Some of the requirements of the design district are cost prohibitive and make refinishing and updating aging structures too expensive, this can lead to blight and vacant properties in an area where we currently have existing vacant buildings even without consideration for the design district.

Planning Commission is currently considering two options:

- 1) Significantly reduce the design district area to only include areas where there is some existing conformance with the design district, and move forward with strict implementation such that all the

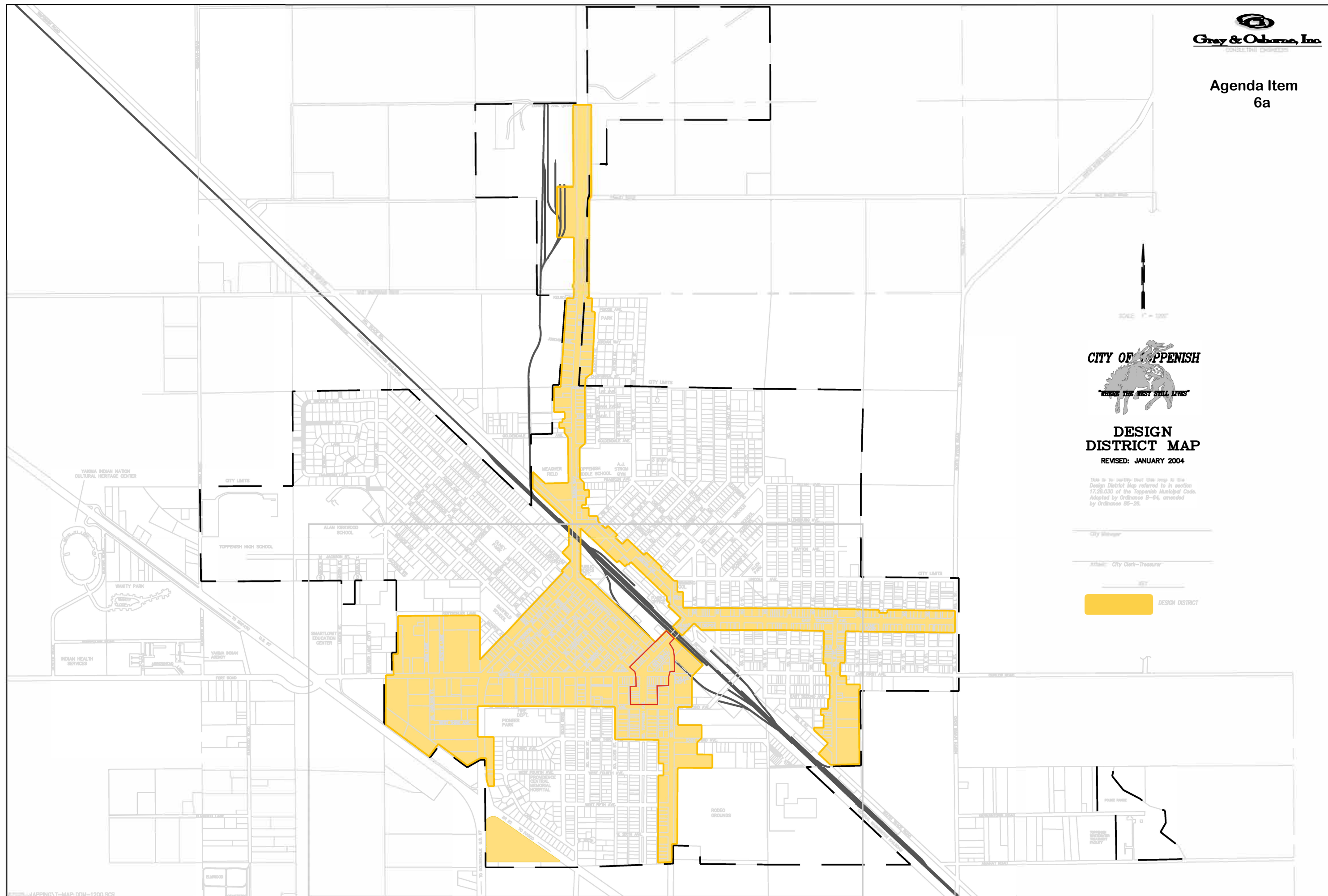
buildings will need to modify their structure to come into conformance with the district standards as they remodel their buildings.

- 2) Repeal the design district and allow owners to remodel and design their buildings as they see fit and can afford.

Next steps for this proposal include an upcoming Open House style meeting in the coming month, date undetermined at this time, where local business owners and residents may voice their opinion and learn more about the design district. Media posting on City social accounts and a podcast discussing the design district requirements in the coming weeks as well, all postings will be in English and Spanish.

Fiscal Impact: None.

Recommendation: None.



**DESIGN
DISTRICT MAP**
REVISED: JANUARY 2004

This is to certify that this map is the
Design District Map referred to in section
17.26.030 of the Toppish Municipal Code.
Adopted by Ordinance B-64, amended
by Ordinance B-26.

City Manager

Attest: City Clerk-Treasurer

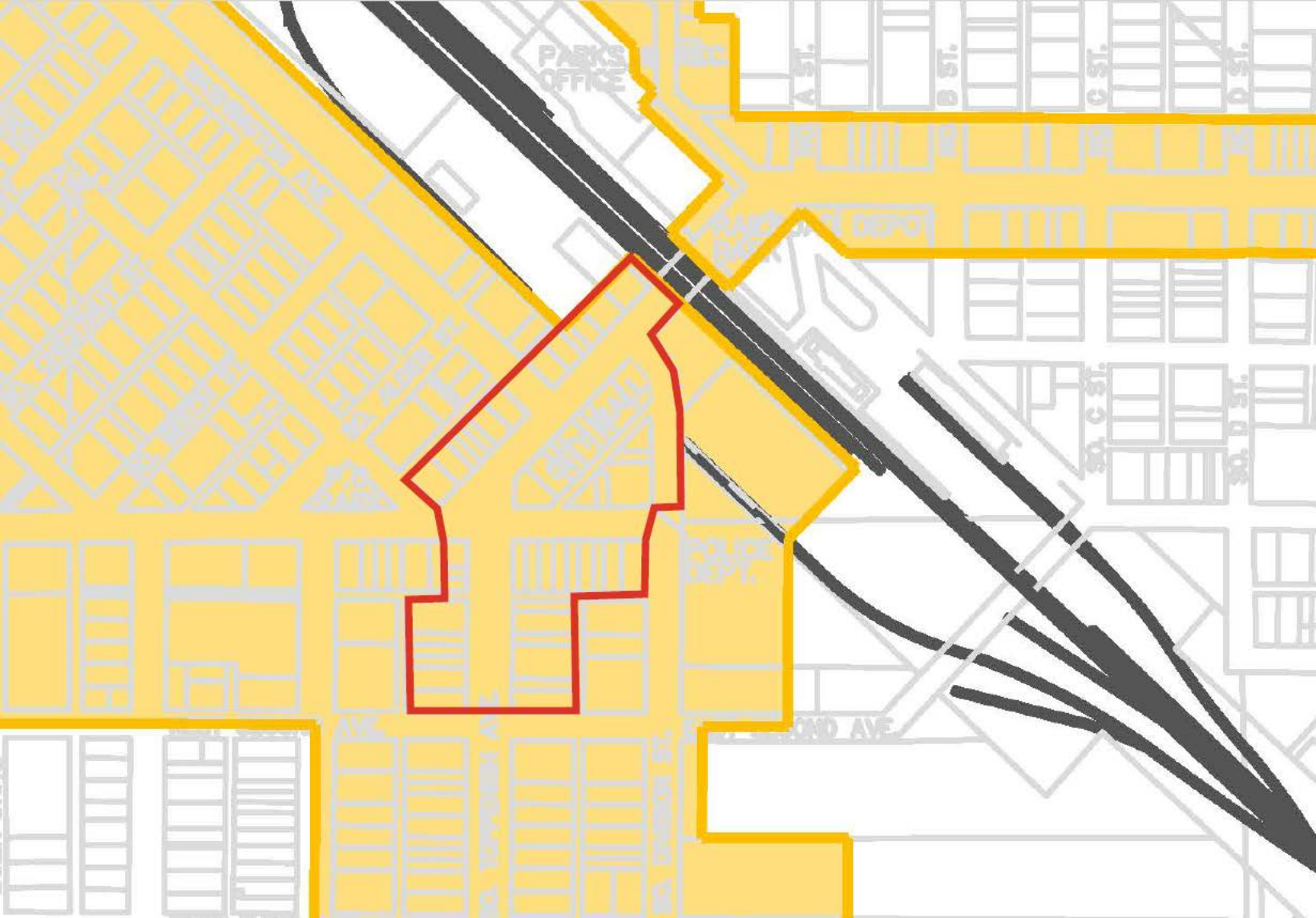
JST

DESIGN DISTRICT

17.26.110 General criteria – Western design.

The following general criteria is set forth for western design:

- A. Western architecture of the 1800s and early 1900s usually involved wooden false front effects and usually contained a wooden post-supported, shake shingle marquee. Building styles also included exteriors of masonry, brick, and stone.
- B. The false fronts normally used gave the viewer a square impression, although many buildings had gabled roof lines which were often hidden by the false fronts. The masonry and stone buildings used during that period were predominately flat-roofed, although residences infrequently had pitched roofs.
- C. Shake shingles were often used on the face of the building forming a parapet of varying proportions but usually the parapet did not extend downward past the top of the windows.
- D. Marquees were usually pitched and often covered with shake shingles; however, many of these porches were flat to allow for a sun deck which was usually enclosed by an ornate wooden fence and handrail. Sometimes, wrought iron was used for fencing of the sun deck.
- E. Window shapes during this period were often square, arched, or rectangular and frequently were large enough to extend from floor to ceiling. Bay windows protruding outward from the main building walls were often used in four- to six-sided extensions. Window frames were usually simple and plain – free from ornate designs.
- F. Doors were usually centered equidistant from the sides of the building front; however, buildings on corner lots often had entrances at the corner. Plain designs were predominate and glass doors were infrequent.
- G. Street lighting and the exterior lighting on buildings usually were enclosed by carriage lamp fixtures. Gas lights of wrought iron and glass were frequent and lamps on the exteriors of buildings were usually of the same type but more infrequent. (Ord. 2008-15 § 1, 2008; Ord. B-64 § 11(2), 1975).



Zoning	Acreage	% of Design District
R1 Residential	23.97	12.2
R2 Residential	2.71	1.38
B1 Local Business	49.04	24.95
B2 General Business	74.32	37.82
B3 Professional Office	2.56	1.30
M1 Light Industrial	11.1	5.65
M2 Heavy Industrial	10.56	5.37
SP Public Semi-Public	22.25	11.32

Table 1 Zoning of properties within design district boundaries

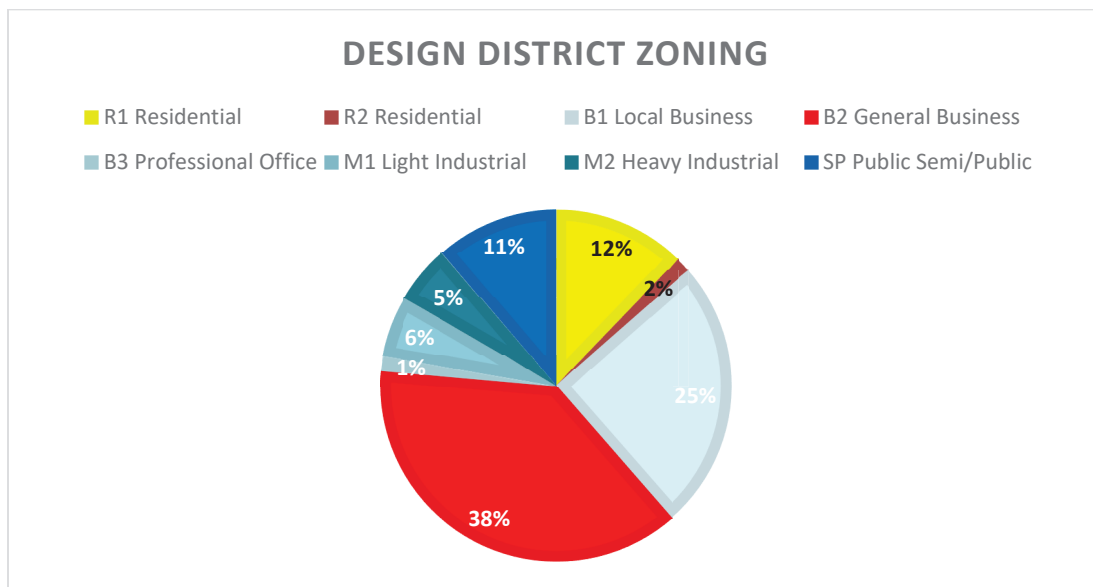


Figure 1 Chart of zoning within design district

Land Use	Acreage	% of Design District
Commercial	85.06	43.29
Industrial	11.19	5.69
Residential	58.28	29.66
Parking	6.55	3.33
Public	22.99	11.7
Undeveloped	12.44	6.33

Table 2 Land Use of properties within design district

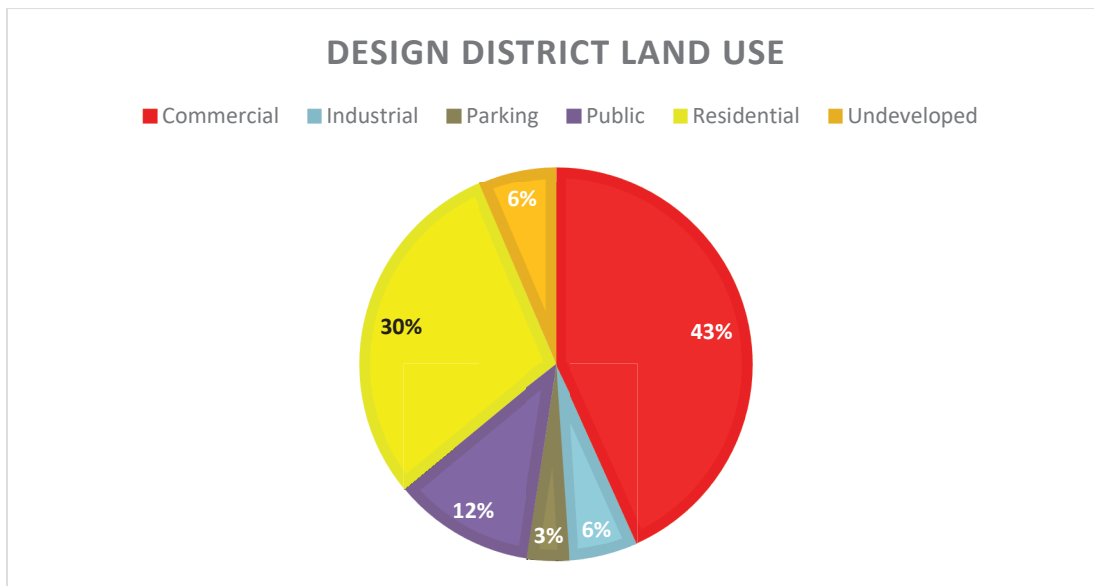


Figure 2 Chart of land use within design district

To simplify the land use we can break the chart down to a simplified version containing residential vs. nonresidential properties:

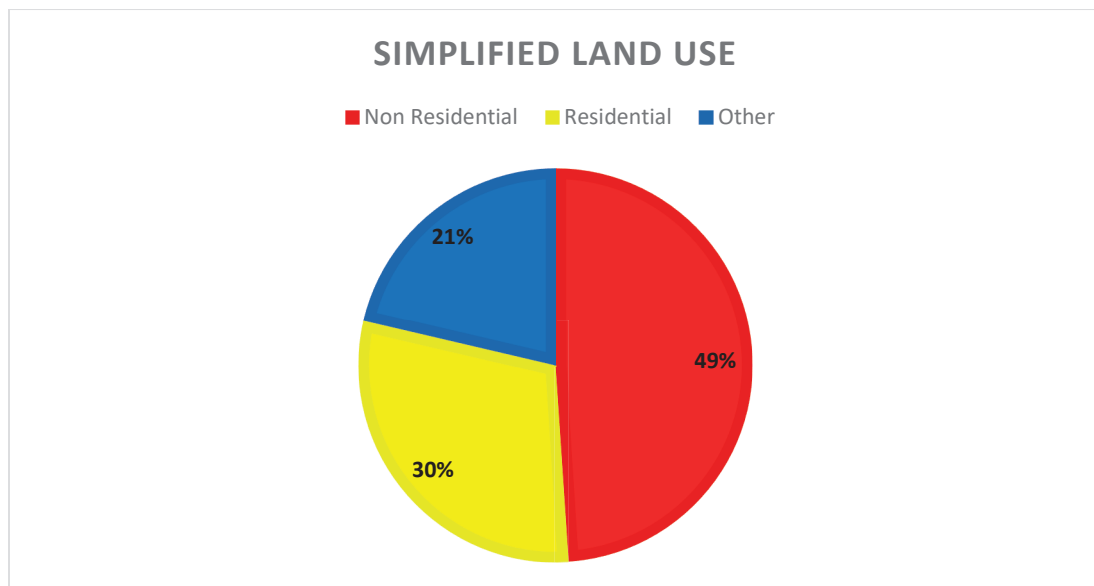


Figure 3 Chart of simplified land uses within design district

Using this information we can see that just under half of the properties within the design district are truly impacted by the design requirements. With this in mind, staff next conducted individual analysis of all properties that are non-residential within the design district to check for conformance and found that 131 properties (69%) conformed and 57 (31%) properties were out of conformance. Next staff detailed this information relative to the design district as a whole:

Conformance?	# of Properties	% of Total
Conforming	131	22.78
Nonconforming	57	9.91
Other	387	67.30

Table 3 Design district conformance of entire area

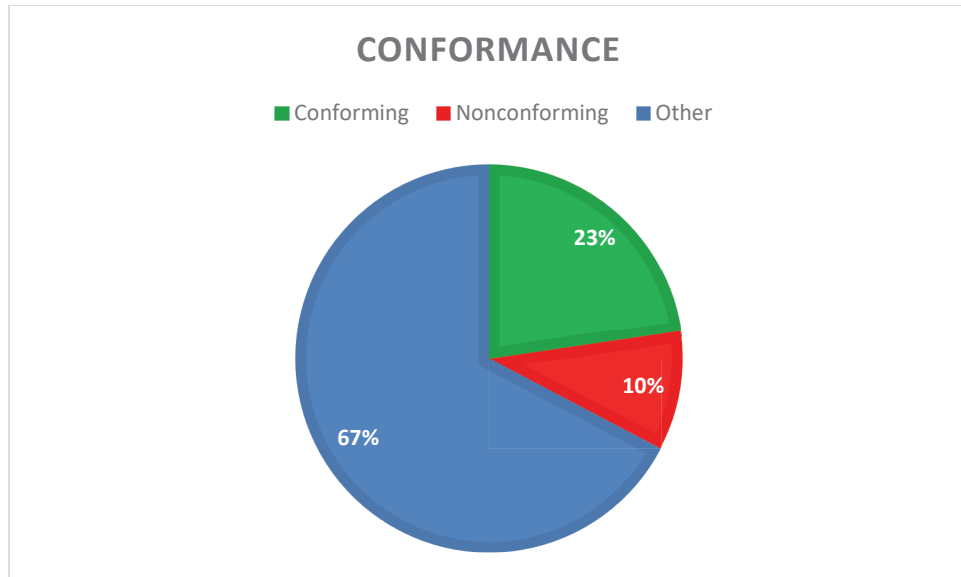


Figure 4 Chart of design district conformance