

## **REQUEST FOR PLANNING COMMISSION REVIEW**

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**Meeting Date:** January 15, 2025

**Subject:** Review of Papa Murphy's Building Modifications

**Attachments:** Building Permit Application and Materials

**Presented by:** Andrew Hattori, CED Director

**Approved For Agenda By:** Andrew Hattori, CED Director

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### **Background:**

On November 25, 2024, an application for building and site modifications of a proposed Papa Murphy's location at 402 W 1<sup>st</sup> Avenue was received by the City of Toppenish. This application includes modifications to the building's exterior including a small addition of a drive-thru window and relocation of a door on the side of the building facing W 1<sup>st</sup> Avenue. Per Toppenish Municipal Code (TMC) 17.26.080:

#### ***17.26.080 Application procedure.***

*Any application for a permit for the erection or construction of a new building or structure or modification, addition, alteration, moving or demolition of existing structures which would affect the exterior appearance of any existing building or structure, located within the district shall be filed with the building inspector. Upon preliminary approval by the building inspector, the application shall be forwarded to the planning commission for review and the applicant shall be notified of the time and place thereof and he shall be heard; provided, that forwarding of applications to the planning commission shall not be required in the case of modification or alteration of the interior of a building or structure; provided further, that forwarding of applications to the planning commission shall not be required in the case of minor work, modifications, alterations, repairs or maintenance to the exterior of a building or structure which do not materially change the appearance of such building or structure with respect to any of the criteria set forth in TMC 17.26.100 and 17.26.110; provided further, that forwarding of applications to the planning commission shall not be required in the case of single-family dwellings or noncommercial buildings.*

Since the application includes the addition and alteration of a building façade review by the planning commission for approval, denial, or approval with conditions is required.

### **Analysis:**

The criteria established for planning commission review is listed in TMC 17.26.100 and TMC 17.26.110:

#### ***17.26.100 Criteria evaluation for permit approval or disapproval – Generally.***

*In considering any application for planning commission approval, the planning commission shall be guided by the following criteria:*

- A. The planning commission shall examine the application to insure that all provisions of this chapter and all other ordinances, master plans, general plans and standards of the city shall be complied with where applicable.*

- B. The proposal shall not have any detrimental effect upon the general health, welfare, safety, and convenience of persons residing or working in the neighborhood; or shall not be detrimental or injurious to the neighborhood.*
- C. The proposal shall promote a desirable relationship of structures to one another, to open spaces and topography both on the site and in the surrounding neighborhood; or shall not be detrimental or injurious to the neighborhood.*
- D. The height, area, setbacks, and overall mass, as well as parts of any structure (buildings, walls, signs, lighting, etc.) and landscaping shall be appropriate to the proposal, the neighborhood and the community.*
- E. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.*
- F. The architectural character of the proposed structure shall be in harmony with, and compatible to, those structures in the neighboring environment, and the architectural character adopted for any given area, avoiding excessive variety or monotonous repetition.*
- G. All mechanical equipment, appurtenances and utilities, shall be concealed from view and integral to the building design.*
- H. The architectural character of a proposal shall take cognizance of the unique climatological and other environmental factors of this region and promote an indigenous architectural feeling.*

**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 exterior of buildings were usually of the same type but more infrequent.*

**Analysis:**

The building as it exists today was previously heard at the May 31, 2019 planning commission meeting. Since the approval the only modifications to the site appear to have been a change in color accents of the building from Pantone 199c (a color approved for the design district signage) to black. The building was initially constructed as a vacant office space and has since had businesses move utilize the site.

The proposal involves the modification to the northern façade of the building, facing W 1<sup>st</sup> Avenue and include:

1. Construction of a small addition for drive-thru services. Building façade materials to match existing.
2. Removal of easternmost door and replacement of rectangular windows.
3. Installation of new door on western side of the façade, the door will be majority glass.

While some elements of the existing building do not appear to meet all of the design requirements for the design district, such as the stucco façade, the previous planning commission hearing approved the design in its entirety. Given this information and the lack of large site/building modifications, staff believes it is appropriate to allow the addition and door/window modifications in conformance with the previously approved design.

**Staff Recommended Conditions:**

1. Development and construction of the modifications to the façade shall be in substantial conformance to the existing materials and designs.

**Recommendation:** Planning commission approval of proposed modifications to the existing façade with conditions as indicated in the January 15, 2024 staff report.

**Alternatives:** 1) Denial of application 2) Approval without conditions 3) Continue for further research and discussion



# TOPPENISH COMMUNITY DEVELOPMENT DEPARTMENT

## Staff Report

**May 31, 2019**

21 West First Avenue  
Toppenish, WA 98948

*"Where the West Still Lives"*

- Request:** Review of a proposed new office building in support of an existing used car dealership. The review is pursuant to the Design Review District (DRD) is to ensure compatibility with Western Theme Design Criteria as established in Toppenish Municipal Code Chapter 17.26.
- Location:** 402 W. First Avenue. The site is situated on the southwest corner of West First Avenue and South Beech Street.  
Yakima County Parcel No. 201010-22453
- Applicant:** Jose Aguilar
- Zoning:** B-2 General Business District, Design Review District (DRD)
- Land Use:** North: Food service fronts W. First Ave. Beyond is residential  
East: Assorted commercial businesses.  
West: Convenience store, beyond are facilities of the Yakima Valley Farm Worker Clinic.  
South: Single and Multi-Family Housing.
- Required Setbacks:** There are no required setbacks in the B-2 District.
- Background:** The proposed building replaces an office building converted from an automobile service station. This structure was demolished earlier this year.
- Site Specifics:** The site is 114.24 feet wide as measured along the West First Avenue frontage and 101.32 feet deep for an overall area of roughly 11,575 square feet. The site is flanked by S. Beech Street to the east and an open alley to the west. A vacated alley is located south of the site. The ownership of the alley is in question. The applicant is not proposing development of this area. Proposed access is via an exiting driveway approach on S. Beech Street just south of West First Avenue. There will be secondary access via the alley on the west side of the site.

The site accommodates parking for 19-vehicles.

**Proposal:**

The proposed structure is roughly 1,940 square feet in size. The building will be situated near the southwest corner of the site.

The applicant has provided are rendering depicting the façade design of the north (West First Ave.) and east (S Beech St.) elevations of the proposed building.

The exterior siding consists of a combination of light and dark grey painted stucco with red trim. The north elevation will have three rectangular banks of windows; two banks of windows are proposed on the east elevation. The window banks are distributed evenly throughout the elevations. The finish of the window frames is dark grey anodized aluminum. The window banks nearest the northeast corner of the building will have decorative awnings, one on the north elevation the other on the east elevation. The awnings will be painted in the contrasting red color.

The applicant has clarified that the color of the red trim including the awnings will be Pantone 199c, a color approved by the Planning Commission for signs.

The exterior walls will have a parapet extension above the roof line. The parapet height varies slightly on the north and east elevations near the corner of the building. At the northeast corner, the north and east elevations step out from the wall line for visual interest. The façade and window elements are rectangular in shape and visually balanced with a square impression. Renderings of other walls were not provided.

The north and east elevations will each have an access door (double doors). These doors are centered in the window banks nearest to the northeast corner of the building.

An additional window bank and access door is located on the west elevation, adjacent to the alley.

The applicant will occupy the entire building as office and display space in support of the car lot. The floor plan depicts two potential tenant spaces for flexibility in the future.

**Design Standards:**

Toppenish Municipal Code 17.26.110 establishes the following general criteria 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 predominating, 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.

### **Review Criteria:**

Toppenish Municipal Code 17.26.100 establishes the following general evaluation criteria for permit approval or disapproval:

- A. Compliance with all provisions of this chapter, ordinances, master plans, general plans and standards of the city shall be complied with where applicable.
- B. The proposal shall not have any detrimental effect upon the general health, welfare, safety, and convenience of persons residing or working in the neighborhood; or shall not be detrimental or injurious to the neighborhood.
- C. The proposal shall promote a desirable relationship of structures to one another, to open spaces and topography both on the site and in the surrounding neighborhood, all in keeping with the western design.
- D. The height, area, setbacks, and overall mass, as well as parts of any structure (buildings, walls, signs, lighting, etc.) and landscaping shall be appropriate to the proposal, the neighborhood and the community.
- E. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.
- F. The architectural character of the proposed structure shall be in harmony with, and compatible to, those structures in the neighboring environment, and the architectural character adopted for any given area, avoiding excessive variety or monotonous repetition.
- G. All mechanical equipment, appurtenances and utilities, shall be concealed from view and integral to the building design.

**Other Issues:**

Building code requirements may affect the design of the building and configuration of the south wall. Walls less than 10-feet from the property line must generally be of fire rated construction. A parapet (extension of the wall above the roof line) at least 30-inches high may be required on the south wall of the addition.

**Analysis:**

- A. The proposed building and site improvements comply with applicable zoning and other standards.
- B. The parking ratio for office buildings is one space per 400-square feet of floor area. A minimum of 5-off street parking spaces is required, 19 spaces are provided.
- C. The Ingress/egress point is logically located and meets the approval of the Director of Public Works.
- D. The height, area, setbacks and overall mass, together with the site design are appropriate to the neighborhood and community.
- E. Mechanical equipment is concealed from view and integral to the building design.
- F. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and services areas and pedestrian ways are so designed to promote safety and convenience.
- G. The proposed building promotes a desirable relationship to other structures in the neighborhood. The proposed building is consistent with the western design theme.
- H. The height setbacks and overall mass of the proposed structure is consistent with the western design theme.
- I. This review is limited to the overall compliance of the proposal with the Western Theme design requirements. The City takes no position as to the ownership of lands south of the site. The proposal as submitted, does not include development of this area.

**Recommendation:** Approval subject to the following:

1. Development and construction must be in substantial compliance with the site plan and building renderings submitted with the application.
2. The contrast red trim and window awning color must be substantially similar to Pantone 199C.



[illegible]

# SITE PLAN

(COMMERCIAL AND RESIDENTIAL DESIGN)  
106 S 4TH AVE YAKIMA WA.  
(509) 452 - 7604

CUSTOM DESIGN FOR:  
JOSE AGUILAR  
(509) 728-1180

PROPERTY OF TRADITIONAL DESIGN REPRODUCTION OF THESE PLANS IN ANY FORM WILL SUBJECT PARTY OF THIS AGREEMENT TO CIVIL COURT ACTION VIOLATING THIS OWNERSHIP TO CIVIL COURT ACTION. ALL CHANGES SHALL BE VERIFIED WITH DESIGNER. BEFORE CONSTRUCTION, VERIFY ALL DIMENSIONS ON JOB SITE AND REPORT ANY DISCREPANCIES TO BUILDING DESIGNER.

DATE 5/8/19	PLAN# SP-1915
REVISED	SHEET NUMBER

SP



**CITY OF TOPPENISH**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
21 West First Avenue  
Toppenish, WA 98948  
*"Where the West Still Lives"*

**MEMORANDUM**

**To:** File

**From:** William Rathbone, Community Development Director

**Subject:** Site Plan for Aguilar Building at 402 W. 1<sup>st</sup> Ave.

**Date:** May 10, 2019

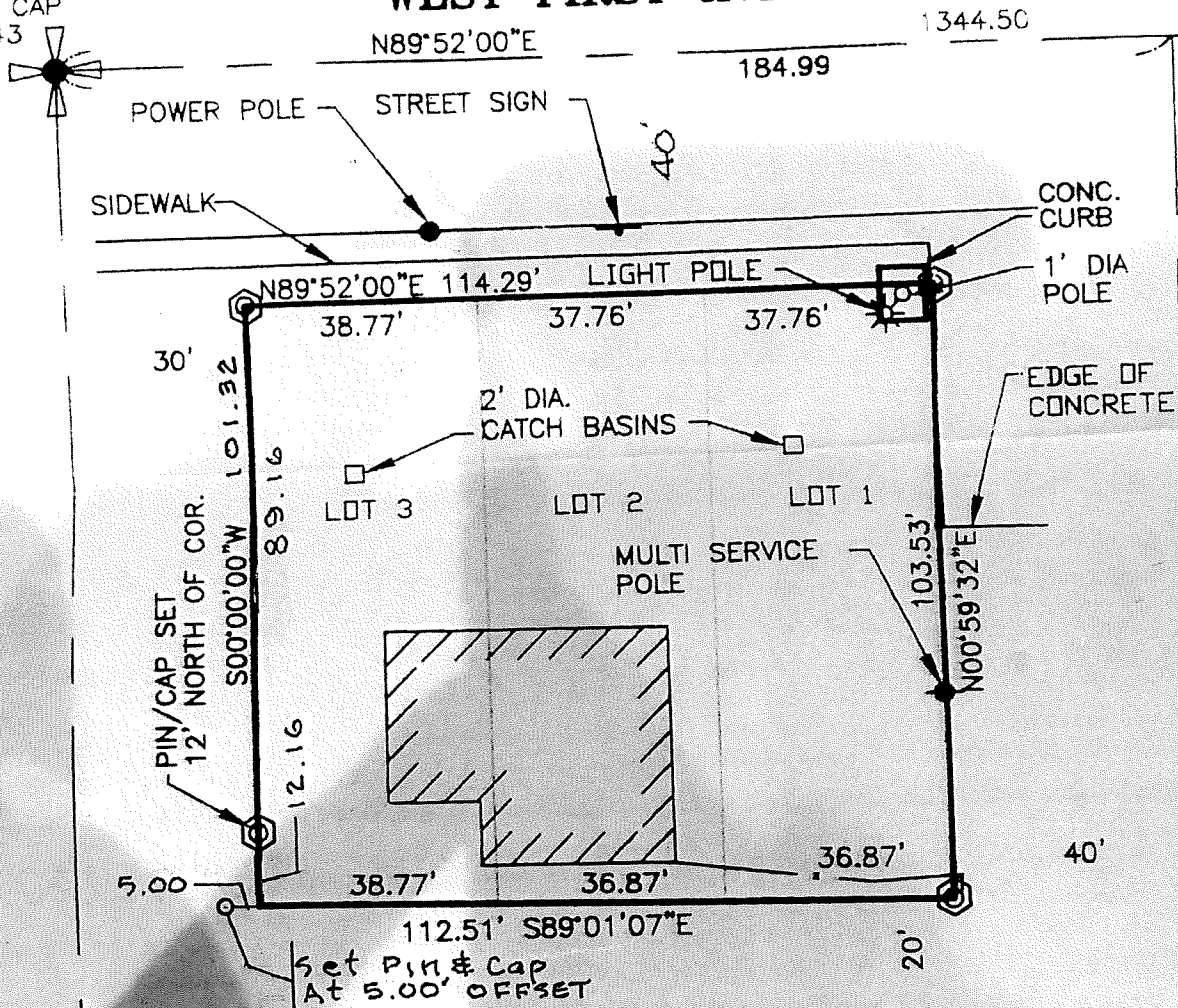
Upon initial review of the site plan the following issues were identified:

1. West 1<sup>st</sup> Avenue. The parking spaces depicted along and perpendicular to W. 1<sup>st</sup> Avenue encroach on city right of way by 5-feet.
2. South Beech Street. The parking spaces depicted along and perpendicular to S. Beech Street encroach on city right of way by 9-feet.
3. Claimed ownership of ½ of the vacated alley right of way.
  - a. The site plan depicts 10-feet of property constituting a vacated alley right of way as owned by the applicant. The applicant purchased the site subject to the application in October 2018. The legal description of the property purchased does not include the vacated alley right of way. In addition, fencing and landscaping of this area suggest that the property owner to the south may have a legitimate ownership claim to the entire alley right of way. Finally, there is a unique history regarding this right-of-way as explained below.
  - b. The alley right of way was vacated per ordinance A-249 in 1945 in response to a petition filled by then property owners Gust and Emma Kontos, husband and wife. The ordinance states that the Kontos's owned all lands adjoining the alley. Normally, ½ the right of way goes to one side and ½ goes to the other side. In this case, with the same owner on both sides, the ownership issue was irrelevant.
  - c. Unfortunately, when the lands were sold, the issue of the alley right of way was not included in the legal descriptions of either of the properties. However, based on fencing and landscaping, all of the right-of-way is controlled by the homeowner south of the Aguilar site.

On Thursday May 10, 2019, I spoke by phone to Ron Pelson of Traditional Designs about the above issues. Ron prepared the site plan and is representing the applicant. At the conclusion of the conversation he agreed to submit a revised site plan removing encroachment of the parking spaces on the rights of way and removing any proposed development from the former alley right-of-way.

NW 1/4 COR.  
 SEC. 10, T. 10N., R. 20E., W.M.  
 FND. 2" AL. CAP  
 LCR# 2-1243

# WEST FIRST AVENUE

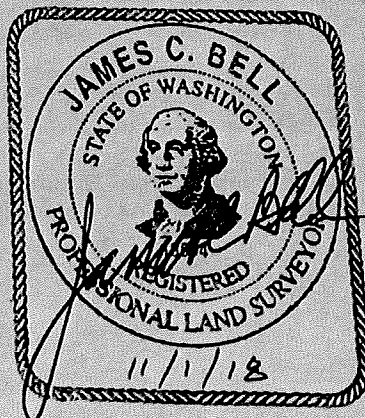


1" = 30'

⊙ - Denotes Monument  
 Found in Correct Position

LOT 4

LOT 5



BEECH STREET

442.64  
 N00°59'32"E



# MECHANICAL PERMIT

## CITY OF TOPPENISH

21 West First Avenue  
Toppenish, WA 98948

"Where the West Still Lives"

Permit No.: 2019-21  
Effective Date: 09/24/2019  
Expiration Date: 03/24/2020

Description of Work:	Up to 100k BTU & up to 3 tons, 3hp, 100k BTU		
Site Address	402 W. First Ave.	Owner Name	Jose Aguilar
Parcel Number	201010-22453	Owner Address	PO Box 333 Buena, WA 98921
Valuation	N/A	Owner Phone	509-728-1180
Basic Fee	\$25.00	Contractor Name	General Construction LLC.
Equipment Fee	\$36.00	Contractor Address	2205 Butterfield Rd. Yakima, WA
Gas Piping Fee	N/A	Contractor License No.	GENERC*835BD
Total	\$61.00	Contractor Phone	509-831-8648

**Call for Inspections:** Call (509) 865-7318 to schedule and inspection. 24-Hour Notice Required.

**Call before you dig:** You must call for a utility locate for any excavations 12-inches or more deep at least 48-hours before you dig. Call for a utility located at 800-424-5555. (RCW 19.122)

### Notice to Permit Holder:

Separate permits are required for fire suppression systems and electrical work. Electrical permits are issued by the Department of Labor and Industries. This permit becomes **null and void** if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. All work must be executed in accordance with approved plans and specifications.

**CALL FOR INSPECTIONS:** It is the applicant's responsibility to Call for Inspections as Indicated below. Large projects may require multiple inspections:

- ✓ **Groundwork:** Work to be buried below a slab or in a trench. When ducts or pipes are in place and prior any backfill including concrete. Pressure test required
- ✓ **Rough Mechanical:** Ducts and piping. When ducts and piping are in place and sealed. Pressure test is required.
- ✓ **Gas Piping Pressure Test:** When gas piping is in place and properly secured.
- ✓ **Duct/Pipe Insulation:** If insulation is required. After required insulation has been installed and secured.
- ✓ **Equipment:** After equipment has been installed and all connections made, thermostat is in place.
- ✓ **System Commissioning:** As required by the Washington State Energy Code.
- ✓ **Final Inspection:** When installation is complete.

### Issued by:

  
Building Department

140404  
Receipt Number

09/24/19  
Date

9/24/19  
Date

I hereby certify under penalty of the laws of the State of Washington, that I have read and examined the information in this permit and know that this information is true and correct. I will comply with all provisions of law and ordinances governing this type of construction work, whether specified herein or not. I understand that the granting of this permit is not an authorization to violate or cancel any provisions of state or local law regulating the construction or performance of construction sought under this permit.

I further certify, that I am one of the two following general categories as indicated below:

A. I am currently licensed as a general or specialty contractor as defined under RCW 18.27.010 and 18.27.110 and legally qualified to perform the work authorized by this permit, or;

B. I am exempt from the requirements of the Contractor Registration Laws, and will do my own work or use not more than two registered and licensed subcontractors in conjunction with the work performed under the permit applied herein.

☒ Owner  
☐ Contractor  
☐ Authorized Agent

9-24-19  
Date



# BUILDING PERMIT

**City of Toppenish**  
21 West First Avenue  
Toppenish, WA 98948  
"Where the West Still Lives"

Permit No.: 2019-58  
Effective Date: 09-24-2019  
Expiration Date: 03-24-2020

Description of Work:	Comm. Office 1919 sq. ft/concrete 658 sq. ft		
Site Address	402 W. First Ave.	Owner Name	Jose Aguilar
Parcel Number	201010-22453	Owner Address	PO Box 333 Buena, WA 98921
Valuation	\$206,938.75	Owner Phone	509-728-1180
Permit Fee	\$1,926.00	Contractor Name	General Construction LLC.
Plan Review Fee	\$1,251.90   Amount paid \$1,585.35	Contractor Address	2205 Butterfield Rd. Yakima, WA
State Surcharge	\$6.50	Contractor License No.	GENERC*835BD
Total	\$3,184.40   Amount due \$1,599.05	Contractor Phone	509-831-8648

**Call for Inspections:** Call (509) 865-7318 to schedule inspections. 24-Hour Notice Required.

**Call before you dig:** You are required by law to call for a utility locate for any excavations 12-inches or more deep at least 48-hours before you dig. Call for a utility located at 800-424-5555. (RCW 19.122)

**Notice to Permit Holder:** Separate permits are required for electrical, plumbing, heating and ventilation. Electrical permits are issued by the State of Washington Department of Labor and Industries.


This permit becomes **null and void** if work or construction is not commenced within 180 days of permit issuance and if work is suspended or abandon for a period of 180 days at any time after work has commenced. All work must be executed in accordance with approved plans and specifications.

## CALL FOR INSPECTIONS

It is the applicant's responsibility to call for each inspection below:

- ✓ **Footing/Foundation:** When forms are in place, prior to placement of any concrete
- ✓ **Concrete slab, groundwork:** When services are in place and prior covering with backfill and/or concrete.
- ✓ **Framing:** After all framing, bracing, blocking, piping, wiring and ducting are complete, but prior to covering.
- ✓ **Roof and Wall Sheathing:** When sheathing is nailed, but prior to covering.
- ✓ **Insulation:** Wall and or ceiling insulation and vapor barrier to be concealed by finish materials.
- ✓ **Drywall:** After drywall in in place, prior to taping or covering of fasteners.
- ✓ **Final Inspection:** When work is complete, prior to occupancy.
- ✓ **Occupancy:** No occupancy prior to issuance of a certificate of occupancy is permitted.

**Issued by:**

  
Building Department  
140403  
Receipt Number

09/24/2019  
Date  
9/24/19  
Date

I hereby certify under penalty of the laws of the State of Washington, that I have read and examined the information in this permit and know that this information is true and correct. I will comply with all provisions of law and ordinances governing this type of construction work, whether specified herein or not. I understand that the granting of this permit is not an authorization to violate or cancel any provisions of state or local law regulating the construction or performance of construction sought under this permit.

I further certify, that I am one of the two following general categories as indicated below:

- A. I am currently licensed as a general or specialty contractor as defined under RCW 18.27.010 and 18.27.110 and legally qualified to perform the work authorized by this permit, or;
- B. I am exempt from the requirements of the Contractor Registration Laws, and will do my own work or use not more than two registered and licensed subcontractors in conjunction with the work performed under the permit applied herein.

☒ Owner  
☐ Contractor  
☐ Authorized Agent

9-24-19  
Date



# PLUMBING PERMIT

## City of Toppenish

21 West First Avenue  
Toppenish, WA 98948  
"Where the West Still Lives"

Permit No.: 2019-15  
Effective Date: 09/24/2019  
Expiration Date: 03/24/2020

Description of Work:	2 wc, 2 lvtry, 2 sink, 1 wh, 1 side sew, 1 water serv.		
Site Address	402 W. First Ave.	Owner Name:	Jose Aguilar
Parcel Number	201010-22453	Owner Address	PO Box 333 Buena, WA 98921
Valuation	N/A	Owner Phone:	509-728-1180
Plumbing Fee	\$30.00	Contractor Name	General Construction LLC.
Fixture Fee	\$90.00	Contractor Address	2205 Butterfield Rd. Yakima, WA
Gas Piping Fee	N/A	Contractor License No.	GENERC*835BD
Total	\$120.00	Contractor Phone:	509-831-8648

**Call for Inspections:** Call (509) 865-7318 to schedule inspections. 24-Hour Notice Required.

**Call before you dig:** You are required by law to call for a utility locate for any excavations 12-inches or more deep at least 48-hours before you dig. Call for a utility located at 800-424-5555. (RCW 19.122)

**Notice to Permit Holder:** Separate permits are required for work involving alterations to the structure, for mechanical systems and for utility work in the public right of way.

This permit becomes **null and void** if work or construction is not commenced within 180 days of permit issuance and if work is suspended or abandon for a period of 180 days at any time after work has commenced. **All work must be executed in accordance with approved plans and specifications.**

### CALL FOR INSPECTIONS:

It is the applicant's responsibility to Call for Inspections as Indicated below. Large projects may require multiple inspections:

- ✓ **Groundwork:** Work to be buried below a slab or in a trench. When pipes are in place and prior any backfill including concrete. Pressure test required.
- ✓ **Rough Plumbing:** Supply and rain/waste/vent systems within building framing. When piping is in place and sealed. Pressure test is required.
- ✓ **Pipe Insulation:** If insulation is required. After required pipe insulation has been installed and secured.
- ✓ **Finish Plumbing:** Fixtures are in place and fully functional. Traps and shut-off valves are installed. The water heater is fully functional with seismic strapping in place.

### Issued by:

  
Building Department  
140404

09/24/19  
Date

9/24/19  
Date

### Receipt Number

I hereby certify under penalty of the laws of the State of Washington, that I have read and examined the information in this permit and know that this information is true and correct. I will comply with all provisions of law and ordinances governing this type of construction work, whether specified herein or not. I understand that the granting of this permit is not an authorization to violate or cancel any provisions of state or local law regulating the construction or performance of construction sought under this permit.

I further certify, that I am one of the two following general categories as indicated below:

- A. I am currently licensed as a general or specialty contractor as defined under RCW 18.27.010 and 18.27.110 and legally qualified to perform the work authorized by this permit, or;
- B. I am exempt from the requirements of the Contractor Registration Laws, and will do my own work or use not more than two registered and licensed subcontractors in conjunction with the work performed under the permit applied herein.

-   
☒ Owner  
☐ Contractor  
☐ Authorized Agent

9-24-19  
Date



# GENERAL APPLICATION FORM

City of Toppenish  
"Where the West Still Lives"  
21 West First Avenue · Toppenish, Washington 98948 (509) 865-7318  
· [www.cityoftoppenish.us](http://www.cityoftoppenish.us)

**(Staff Use Only – Fill In / Circle As Applicable)**

Zoning District: \_\_\_\_\_ Reviewed By: \_\_\_\_\_  
Proposed Land Use: \_\_\_\_\_ Case #(s): \_\_\_\_\_  
Overlay: Floodplain \_\_\_\_\_  
UGA: \_\_\_\_\_ CAO/Shoreline: \_\_\_\_\_  
FAAR: \_\_\_\_\_  
Occupancy: A B E F H I M R R1 R2 R3 S U \_\_\_\_\_  
Type of Construction: IA IIA IIIA IB IIB IIIB IVA IVB VA VB \_\_\_\_\_  
Name of Short Plat, Subdivision or Manufactured Home Park: \_\_\_\_\_

**Please Tell Us About Your Proposal:** *(If you need assistance call us at (509) 865-7318 or come into the office)*

Parcel Numbers(s): A. 201010-22453 B. \_\_\_\_\_ C. \_\_\_\_\_  
Property Owner's Name: Daniel McDonald  
Day Phone: 541-786-0723 Company (if any): Red Head Pizza, Inc.  
Mailing Address: 62916 Dry Creek Lane City: Summerville State: OR Zip: 97876  
Subject Property Address: *(if Different)* 402 W. First Ave  
E-mail Address: vao@wilkusarch.com  
Scope of Work: TENANT IMPROVEMENT INTO A TAKE N' BAKE PIZZA STORE. (NO COOKING FOR SALE INVOLVED) WORK INCLUDES NEW FLOORING AND WALL FINISHES, PLUMBING AND ELECTRICAL ROUGH-IN FOR NEW EQUIPMENT AND PLUMBING FIXTURES.

**Applying For A Building Permit? Please Fill Out The Following:**

Number of Bedrooms: Existing: 0 Proposed: 0 Total: 0  
Number of Bathrooms: Existing: 2 Proposed: 1 Total: 1  
Total Square Footage of project: 1,990

**Construction Valuation (Contractor Estimate) \$** 150,000

Please check below if you are applying for additional services:

- ☐ Applying for sewer services?  
☐ Applying for water services?

**By signing this form, I agree to the following:**

- I hereby state as true that all ownership interests of the property have reviewed the proposal as presented in the application materials and support the proposed change(s).
- I hereby give City of Toppenish permission to enter my property during this review to inspect my property as needed.
- I hereby agree to pay all additional fees associated with the processing of this application.
- I hereby acknowledge that the application with the Yakima County Permit Services Department has been filled out completely.
- I understand that City of Toppenish shall be held harmless for misinterpretation or misrepresentation of documents to obtain my permits.

*(If the property is owned by a corporation or LLC please attach documentation showing that the person signing has the authority to sign on behalf of the corporation or LLC.)*

CONTINUE ON BACK



Please Fill Out This Section In Blue or Black Ink. (Please check the box to indicate the primary contact person)

☐ **Property Owner Signature:** Daniel McDonald (required) Date: 11/18/24

☐ **Check If You Are Acting As Your Own Contractor** – (Signature required at declaration at bottom of page)

☐ **Applicant/Agent:** Valerie Oliver

Day Phone: (952) 843-5057 Company (if any) Wilkus Architects

Mailing Address: 15 Ninth Ave N City: Hopkins State: MN ZIP: 55343

E-mail Address: vao@wilkusarch.com

**Signature:** \_\_\_\_\_ Date: 11/05/24

☐ **Contractor Name:** TBD

Day Phone: ( ) \_\_\_\_\_ Company (if any) \_\_\_\_\_

Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

Contractor License Number: \_\_\_\_\_

**Signature:** \_\_\_\_\_

Date: \_\_\_\_\_

*If there are additional owners, provide an attachment in the same format and with the same declarations*

**This Section To Be Completed For Construction Permits Only**

**Pursuant to RCW 19.27.095 (2)(i-ii) The requirement for a fully completed construction application shall include:**

- i. The name, address, and phone number of the office of the lender administering the interim construction financing, if any: OR
- ii. The name and address of the firm that has issued a payment bond, if any, on behalf of the prime contractor for the protection of the owner, if the bond is for an amount not less than 50% of the total amount of the construction permit.

If for any reason the information requested below is not available at the time of application, the applicant shall provide the information as soon as it can be reasonably obtained.

☐ **Lending Agency Name:** \_\_\_\_\_ Phone: ( ) \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

☐ I acknowledge by checking this box that this project has no lending agency for construction financing.

**Bonding Agency Name:** \_\_\_\_\_ Phone: ( ) \_\_\_\_\_

Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

☐ I acknowledge by checking this box that this project has no bonding agency.

**If you are the Property Owner and Acting as Your Own Contractor, Please Complete the Following Declaration:**

- I acknowledge that I am applying for a permit through the City of Toppenish Development Services Department.
- I also acknowledge that I am not a licensed contractor, specialty or general, or that I am not acting as a contractor and wish to be exempt from the requirements of the Washington State Contractor's Act, per RCW 18.27.090, and will abide by all provisions and conditions of the exemption as stated.
- I agree that if I use the assistance of any person(s) to provide labor and/or assistance, I will retain only contractors registered and currently licensed as required under the laws of the State of Washington.

I (print name) \_\_\_\_\_ certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

**Owner Signature:** \_\_\_\_\_ Date: \_\_\_\_\_



