



REQUEST FOR PLANNING COMMISSION REVIEW

Meeting Date: January 15, 2025

Subject: Concurrency Code Discussion

Attachments: Draft Concurrency Code

Presented by: Andrew Hattori, CED Director

Approved For Agenda By: Andrew Hattori, CED Director

Discussion:

The Growth Management Act (GMA) provide requirements for concurrency, which can be viewed as the provision of public facilities and services relative to the demand for them. In an effort to maintain, or bring parts of Toppenish up to standards, staff is presenting a potential code amendment that would require properties to develop to provide infrastructure to meet Toppenish codes and standards at the time of development.

Many properties within Toppenish lack infrastructure such as sidewalk, curb, gutter, street lighting etc. This code aims to require these items to be constructed as necessary at the time of development or redevelopment of properties. Staff is seeking feedback on the proposed amendment and will bring back to planning commission any desired updates or modifications requested.

Recommendation: Not Applicable.

Alternatives: Not Applicable.

Chapter 12.10 CONCURRENCY REVIEW

Sections:

- 12.10.010 Purpose**
- 12.10.020 Definitions**
- 12.10.030 Concurrency Review Required**
- 12.10.040 Review Process**

12.10.010 Purpose

This chapter sets forth specific standards providing for the city compliance with the concurrency requirements of the Growth Management Act (GMA). Transportation and infrastructure, police protection, parks and recreation, and solid waste disposal must be evaluated for concurrency prior to project and building permit issuance.

12.10.020 Definitions

“Development” means any actions requiring a project permit or building permit application.

“Director” means the Community and Economic Development Director or designee.

“Infrastructure” means improvements including but not limited to roadways, curbs, gutters, sidewalks, street lighting, fire hydrants, public water, public sewer, public stormwater, and solid waste facilities.

“Project permit” means any land use, environmental, business, or right-of-way permit required by the City of Toppenish, including but not limited to short plats, long plats, binding site plans, SEPA, conditional or special uses, and any construction activities within public right-of-way.

12.10.030 Concurrency Review Required

All development activities shall be required to undergo a concurrency evaluation, the concurrency evaluation shall be conducted during the project or building permit review as applicable.

12.10.040 Review Process

A. Application

A project or building permit application shall trigger a concurrency review, no separate application is necessary.

B. Procedure

The concurrency review shall be conducted upon receipt of a completed project or building permit application and any supplemental information.

- (1) The Director shall coordinate the concurrency review and comments received by affected departments and agencies.
- (2) If additional information or studies are deemed necessary to complete the concurrency review the Director shall notify the applicant within 28 days of the date of the completed application.
- (3) No project permit or building permit shall be issued without the completion of a concurrency review.

C. Review

Development applications that would result in a reduction of a level of service below the minimum level of service standard shall not be approved in accordance with the GMA. Existing and planned improvements and capacity shall be used in the concurrency review.

1. The capacity of the existing water, sewer, and stormwater facilities must be equal to or greater than the required capacity of the development application to be approved.
2. The existing infrastructure improvements must meet or exceed those required of the Toppenish Design and Construction Standards and Specification Manual in [TMC 12.01.010](#) to be approved.
3. Project or building permit approval shall be considered the approval of the concurrency review. A separate letter of concurrency approval may be requested from the Director by the applicant or interested parties.
4. If the concurrency review is not approved the applicant may:
 - a) Modify the application to reduce the impact of the development action such that concurrency is met;
 - b) Submit sufficient information showing that the impacts of the development are less than initially included in the project or permit application;
 - c) Modify the application to include capacity and/or infrastructure improvements such that concurrency is met;

- d) Appeal the results of the concurrency review to the hearing examiner in accordance with [TMC 2.50.090](#).