CITY OF TOPPENISH

REQUEST FOR PLANNING COMMISSION REVIEW

Meeting Date: June 18, 2025

Subject: Unpermitted Nonconforming Downtown Sidewalk Signage

Attachments: Site Images

Presented by: Andrew Hattori, CED Director

Approved For Agenda By: Andrew Hattori, CED Director

Background:

The City of Toppenish's downtown core currently has a significant amount of nonconforming and unpermitted signage. The installation of this signage is not a new issue, for many years signs have been installed by business owners who likely didn't know that permits were required, which has resulted in our current situation. A special emphasis has recently placed on signage that has been installed in holes within the sidewalk or placed directly on the sidewalk itself.

Discussion:

It was recently brought to staffs attention that there had been holes drilled into the sidewalk which are currently being utilized for signage, typically "feather" style signage. Additionally, "sandwich" signs have also been placed on sidewalk within the right of way. The Toppenish Municipal Code does not permit any signage at all within public right of way, including sidewalk areas.

Reasons for this include regulations such as the Americans with Disabilities Act (ADA), sight visibility, design district, and liability purposes. The placement of tall signs with considerable surface area can impede individuals ability to maneuver along the sidewalk, impact visibility along the street for vehicles and pedestrians, and may cause tripping hazards.

Staff is currently undergoing efforts to provide notice to business owners with this nonconforming unpermitted signage. These notices are not to punish business owners or request removal of the signage, but to educate on signage regulations and provide notice that we will be discussing these types of signage at future Planning Commission and City Council meetings. Staff wishes to present this information as a precursor to further discussions, hopefully with significant property owner involvement.

Recommendation: Not Applicable