

**Planning Commission Meeting
Wednesday, February 11, 2026**

Minutes

CALL TO ORDER

Chair Rutherford convened the meeting at 6:01PM. With the absence of Commissioner Rounsley.

PRESENT

Commissioner William Bennett II
Commissioner William Rutherford
Commissioner Valerie Roberts

ABSENT

Commissioner Matthew Rounsley

HOUSEKEEPING

1. Agenda Approval

Recommended Action: Motion to approve the agenda as presented.

Motion made by Commissioner Bennett II, Seconded by Commissioner Roberts.

Voting Yea: Commissioner Bennett II, Commissioner Rutherford, Commissioner Roberts.

Motion passes: 3/0.

2. Meeting Minutes Approval

Recommended Action: Motion to approve 1/14/2026 meeting minutes as presented.

Motion made by Commissioner Roberts, Seconded by Commissioner Bennett II.

Voting Yea: Commissioner Bennett II, Commissioner Rutherford, Commissioner Roberts.

Motion passes: 3/0.

PUBLIC COMMENT

None.

REPORTS

None.

PUBLIC HEARINGS

None.

UNFINISHED BUSINESS

3. City Planner presentation:

City Planner, Malissa Paulsen to talk about Development code and answering some of the questions from the December 10, 2025 meeting.

City Planner Malissa Burgess reported on the Comprehensive Plan Periodic Update. Regarding development regulations code update: At the Commission's request, staff reviewed how jurisdictions address building materials and riparian buffers in environmentally sensitive areas. Tenino's current regulations do not specify building materials based on environmental sensitivity, relying instead on buffers, land use standards, and best management practices, which is consistent with most Washington jurisdictions. Where material standards exist elsewhere, they are typically performance-based, tied to environmental outcomes such as water quality and erosion control, and applied through shoreline programs, overlays, or permit conditions rather than prescriptive material lists. For riparian buffers, most jurisdictions continue to use fixed distances for administrative predictability, though some are evaluating Site Potential Tree Height (SPTH) as part of best available science. Tenino's average SPTH is approximately 199 feet, providing local context for comparing SPTH-based outcomes to fixed buffer options." Building Material Regulation in Sensitive Areas:

Currently, the City's development regulations, including zoning and critical areas provisions, do not regulate specific building materials based solely on environmental sensitivity. Instead, they focus on: Land use and density, Setbacks and buffers, Protection of critical areas and their functions, Construction timing, mitigation sequencing, and best management practices. This approach is consistent with how most Washington jurisdictions implement critical areas regulations.

Commissioner Rutherford asked if she thought it was imperial to incorporate? Working for HUD in the past he could send some information regarding incorporating environmentally friendly materials and applications. She will draft some language to incorporate further.

Approach to Habitat Conservation Area Buffers: Sight Potential Tree Height (SPTH) - Based Buffers. As part of our local analysis, Tenino's average Site Potential Tree Height is 199 feet and current is 150 feet. The Commissioners would like to wait to hear what Thurston County puts out before making a final decision. We will have to adopt 12 months after the Comp Plan is adopted.

She did receive comments from Commerce about 60 day review. They found some things they would like updated. She will make the changes and send back then it will go back to City Council.

City Planner stated that SCJ works on grants and if the City needs assistance.

4. Applicants were invited to attend and converse with the Planning Commissioners.

Chair Rutherford addressed the two applicants that attended. He introduced the Commissioners and requested each applicant to introduce themselves and give a little detail of themselves and what makes them want to be on the Planning Commission. He has been on the commission since 2011 and he has never had a contested position. Even though we only have one seat available but we do not get a lot of public participation so the way we run the meeting if you don't get the spot then I would encourage you to still come in and attend the meetings and participate and your input would be valuable.

Pam Light introduced herself and stated that she has lived in Tenino for 5 years and has been an active part of the community and would like to further that. She currently attends Tenino City Council meetings, Tenino Chamber of Commerce meetings, and is a part of the Lions Club and the Eagles and four years as Char of the Tenino Quarry Pool Splash Bash, very active in the community. She has 35 years experience in Quality Assurance in Aerospace. Involved in reviewing contracts, doing audits, so I think I have a lot to bring to the table, systems are my forte. I am interested in the beautification and sustainability of the City.

Brian Ganster introduced himself and has lived here for 3 years, first time homeowner, the walkability is one of the things that brought him here. He has been a longtime labor advocate, he works in Air Quality at Dept. of Ecology, attend all the union meetings, he is a delegate to the Thurston, Mason, Lewis Central Labor Council and would like to be an advocate in his local community. Would like to know what is going on around where I live and felt like this was the first step, would like to attend City Council meetings.

Commissioner Roberts asked "What can you envision for Tenino?"

Brian Ganster: Light rail to Olympia, public transportation"

Pam Light: The City Plan with tree lined streets and a round about.

Chair Rutherford explained that since they have not had more than one applicant in the past so the Commissioners will need to discuss this further before deciding who to forward to the City Council for approval.

NEW BUSINESS

None.

PUBLIC COMMENT

None.

ADJOURN

Chair Rutherford Adjourned the meeting at 6:39PM