

City of Tenino

149 Hodgen Street South

Tenino, WA 98589

**Planning Commission Meeting
Wednesday, August 14, 2024 at 6:00 PM**

Agenda

CALL TO ORDER

HOUSEKEEPING

1. Agenda Approval

Recommended Action: Motion to approve the agenda as presented.

2. Meeting Minutes Approval

Recommended Action: Motion to approve 07/10/2024 meeting minutes as presented.

PUBLIC COMMENT

REPORTS

PUBLIC HEARINGS

UNFINISHED BUSINESS

3. Comprehensive plan update

NEW BUSINESS

4. Review Commissioner Application.

Recommended Action: None, review only.

PUBLIC COMMENT

ADJOURN

File Attachments for Item:

2. Meeting Minutes Approval

Recommended Action: Motion to approve 07/10/2024 meeting minutes as presented.

Planning Commission Meeting Wednesday, July 10, 2024

Minutes

CALL TO ORDER

Commissioner Rutherford convened the meeting at 6:03pm.

PRESENT

Commissioner William Rutherford
Commissioner Darnella Stenzel
Commissioner Matthew Rounsley
Commissioner Adam Carney

HOUSEKEEPING

1. Agenda Approval

Recommended Action: Motion to approve the agenda as presented.

Motion made to approve the agenda with the addition of Council Liaison report from Commissioner Carney.

Motion made by Commissioner Stenzel, Seconded by Commissioner Carney.

Voting Yea: Commissioner Rutherford, Commissioner Stenzel, Commissioner Rounsley, Commissioner Carney

Motion Passes 4-0

2. Meeting Minutes Approval

Recommended Action: Motion to approve 06/12/2024 meeting minutes as presented.

Motion made by Commissioner Rounsley, Seconded by Commissioner Carney.

Voting Yea: Commissioner Rutherford, Commissioner Stenzel, Commissioner Rounsley, Commissioner Carney

PUBLIC COMMENT

REPORTS

Commissioner Carney reported he attended the council meeting June 26th to provide report on behalf of the planning commission. The council members requested to know how we plan to include Mima Acres in the UGA after previous years of push back. He was also asked where the water will come from. The Council is also requesting chapter updates from SCJ on the Comprehensive Plan.

PUBLIC HEARINGS**UNFINISHED BUSINESS**

3. Comprehensive plan update

SCJ Alliance representative Cristina presented the attached powerpoint.

The Commissioners discussed the primary points throughout the presentation- see video.

Commissioner Rounsley requested to know when the survey will be happening. - the survey is put together; we will be test running it very shortly.

NEW BUSINESS**ADJOURN**

Commissioner Rutherford adjourned the meeting at 7:37pm.

File Attachments for Item:

3. Comprehensive plan update



Comprehensive Plan Update

Planning Commission

August 14, 2024

Contents

Project Updates/Changing Gears

Housing Capacity & Infill Development

The Fun Stuff

Project Updates/Changing Gears

TRPC Land Capacity Analysis

- TWO Alternatives:
 - TRPC Forecast Alternative – follows method from Housing Allocations phase
 - Sustainable Thurston Alternative – allocates no low- or mod-income housing to rural County
- Accounts for recent development
- Does not consider changes in market trends, zoning, or development regulations since the last forecast
- Estimates 395 potential ADU lots and a forecast of 19 ADUS for Tenino

Estimated Housing Capacity

Density Category	Lacey City+UGA	Olympia City+UGA	Tenino City+UGA	Tumwater City+UGA	Yelm City+UGA	Rainier UGA	Grand Mound UGA	Rural Uninc.	All Partner Jurisdictions
ADUs									
0-80% AMI	140	310	19	83	30	0	0	280	862
Midrise Multifamily									
0-80% AMI	2,387	3,468	39	1,455	0	0	0	0	7,349
Lowrise Multifamily									
0-80% AMI	5,085	7,352	0	3,148	2,655	0	0	0	18,239
Moderate Density									
0-80% AMI	215	131	0	95	0	0	0	0	441
80-120% AMI	10,520	6,426	376	4,640	5,610	0	406	0	27,978
Low Density									
0-80% AMI	1	25	0	49	0	0	0	0	75
>120% AMI	49	1,229	211	2,392	745	108	0	17,744	22,479
Total	18,397	18,941	644	11,861	9,040	108	406	18,024	77,422

Capacity Surplus/Deficit Calculation

Calculation Method	Surplus/Deficit by Income Band		
	0-80% AMI	80-120% AMI	>120% AMI
Method C (TRPC Forecast)	-41	157	0
Method D (TRPC Forecast)	-41	60	97
Method C (Sustainable Thurston)	-39	124	18
Method D (Sustainable Thurston)	-34	90	48

Findings:

- In all scenarios, Tenino has a SURPLUS in 80-120+% AMI bands
- In all scenarios, Tenino has a SMALL DEFICIT in 0-80% AMI bands
- Tenino must make MINOR CHANGES to address the deficit.

Thurston County Meeting

- Supports either UGA expansion alternative
- Requested deferred UGA expansion
 - Process likely to take at least 1 year
 - Prefer timing to align with Joint Plan update in 2026
- Recommendations:
 - Focus on the “fun” stuff, including economic development
 - Coordinate with Experience Olympia! and STEDI

Future TRPC Work

- **Aug 28:** draft report and presentation slides available
- **Mid-Sep:** final draft report and slides available
- **Sep – Nov:** Jurisdiction presentations (led by jurisdiction staff)
- **Nov 1:** revised housing allocation method presented to TRPC
- **Dec 6:** revised housing allocation method adopted by TRPC
- **Spring 2025:** Countywide Planning Policy updates scoping discussion

Housing Capacity & Infill Development

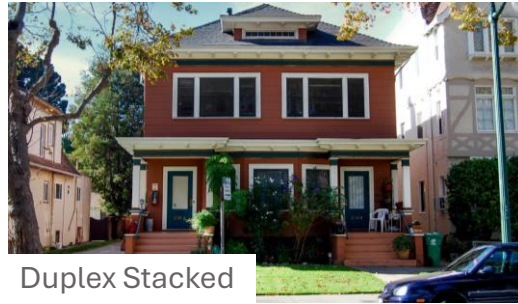
Accessory Dwelling Units

- Tenino MUST allow up to two ADUs per residential lot:
 - In all zoning districts that allow single-family homes
 - On lots that meet min. lot size requirements
- “Take credit” for capacity: forecasted 19 units by 2045

Preferred Infill Types



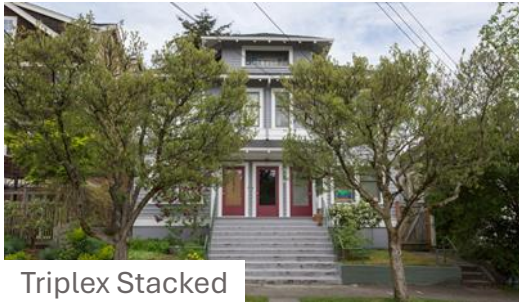
Duplex Side-by-Side



Duplex Stacked



Triplex Side-by-Side



Triplex Stacked



Fourplex



Courtyard Building



Cottage Housing



Townhouse



Multiplex - Medium

Infill - Middle Housing Types Currently Allowed

	City of Tenino Zoning						
	RESIDENTIAL ZONES				COMMERCIAL ZONES		
	SF-ES	SF	SF-D	MF	C-1	C-2	C-3
Accessory Dwelling Units	A	A	A	A			
Duplex (side-by-side or stacked)			Y	Y			
Triplex (side-by-side or stacked)				Y	A	A	A
Fourplex				Y	A	A	A
Courtyard apartment building				Y	A	A	A
Cottage court							
Townhouse				Y	A	A	A
Multiplex – medium (5-8 units)				Y	A	A	A

Y = Use is allowed outright

A = Administrative Use Permit required

Infill - Middle Housing Types Potentially Added

	City of Tenino Zoning						
	RESIDENTIAL ZONES				COMMERCIAL ZONES		
	SF-ES	SF	SF-D	MF	C-1	C-2	C-3
Accessory Dwelling Units	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y*</u>			
Duplex (side-by-side or stacked)		<u>Y</u>	Y	Y			
Triplex (side-by-side or stacked)			<u>A</u>	Y	A	A	A
Fourplex			<u>A</u>	Y	A	A	A
Courtyard apartment building				Y	A	A	<u>Y</u>
Cottage court	<u>A</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>			
Townhouse		<u>Y</u>	<u>Y</u>	Y	A	A	A
Multiplex – medium (5-8 units)				Y	A	A	<u>Y</u>

Y = Use is allowed outright

A = Administrative Use Permit required

*** = when associated with SF units**

Infill & Housing Capacity

- Proposed infill would address low-income housing deficit
 - Allowing multiplexes in C-3 zone
 - Allowing courtyard apartments in C-3 zone
 - ADUs
- Other infill options more likely to serve higher end of low income bracket or moderate income bracket
 - Still valuable! Serves a greater range of lifestyles, flexibility for unique property characteristics

Future Land Use/Zoning Maps

Tenino Future Land Use Map

- Residential
- Multi-Family Residential
- Master Planned Community
- Mixed Use
- Commercial
- Public / Semi-Public
- Industrial
- Historic Preservation
- City Limits
- Urban Growth Boundary

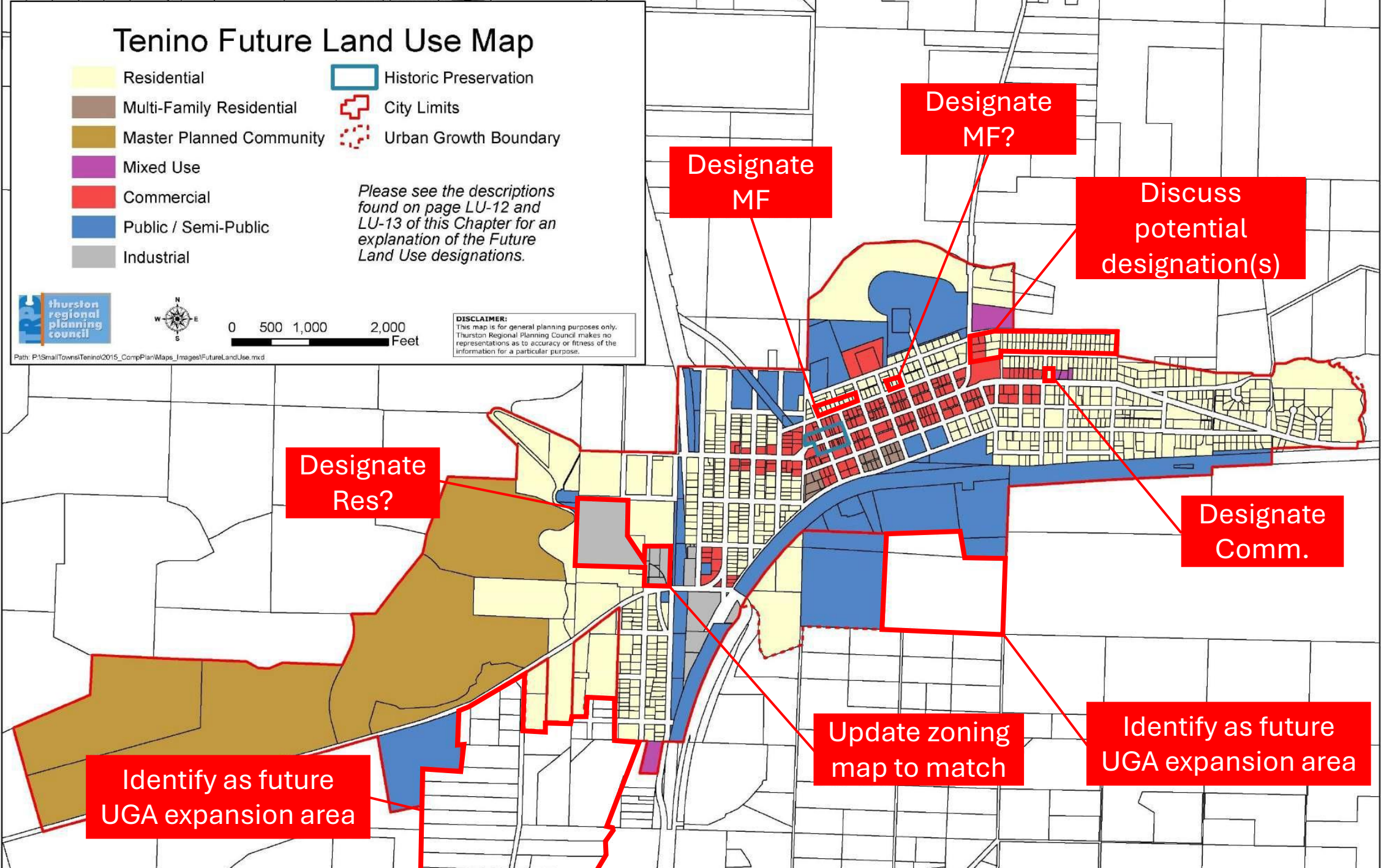
Please see the descriptions found on page LU-12 and LU-13 of this Chapter for an explanation of the Future Land Use designations.



0 500 1,000 2,000 Feet

DISCLAIMER:
This map is for general planning purposes only. Thurston Regional Planning Council makes no representations as to accuracy or fitness of the information for a particular purpose.

Path: P:\SmallTowns\Tenino\2015_CompPlan\Maps_Images\FutureLandUse.mxd



The Fun Stuff



Land Use Vision and Goals

West Tenino

Confirm vision:

- Residential uses on Lemon Hill
- Low-intensity uses on the flat area?

Consider higher-intensity uses to the extent they do not impact habitat?

Downtown

Plan Goals:

- Get more people in downtown.
- Enhance the quality of place in downtown.
- Anticipate future parking issues.

Attracting, retaining, and expanding businesses?

Regional Opportunities

- Experience Olympia
- STEDI
 - Leverage Ag Park success

















Creative District?

Regional Parks?

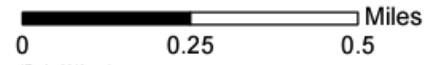


Questions?

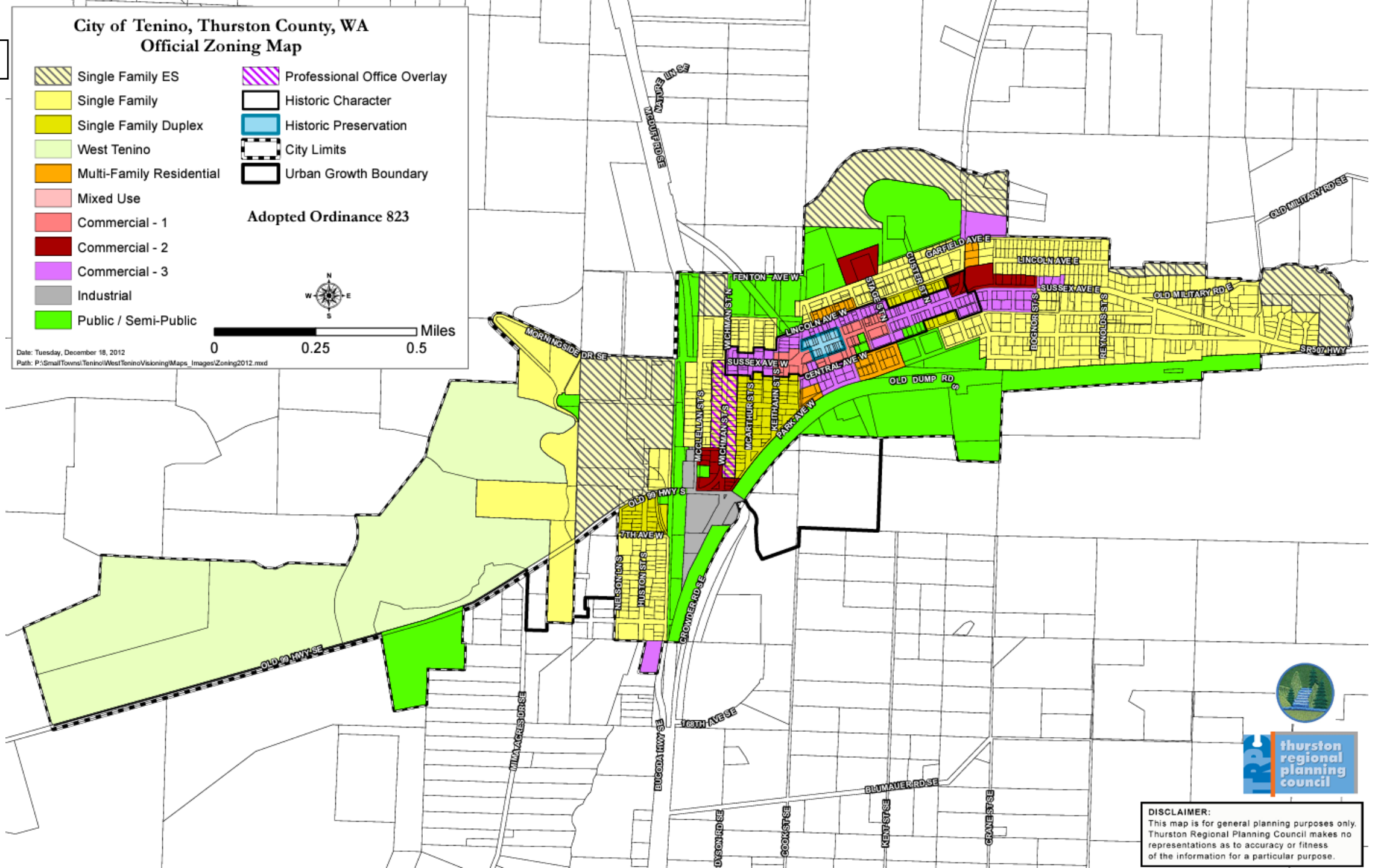
City of Tenino, Thurston County, WA Official Zoning Map

-  Single Family ES
-  Single Family
-  Single Family Duplex
-  West Tenino
-  Multi-Family Residential
-  Mixed Use
-  Commercial - 1
-  Commercial - 2
-  Commercial - 3
-  Industrial
-  Public / Semi-Public
-  Professional Office Overlay
-  Historic Character
-  Historic Preservation
-  City Limits
-  Urban Growth Boundary

Adopted Ordinance 823



Date: Tuesday, December 18, 2012
Path: P:\Small Towns\Tenino\West Tenino\Visioning\Maps_Images\Zoning2012.mxd



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File Attachments for Item:

4. Review Commissioner Application.

Recommended Action: None, review only.



CITY OF TENINO

City Commission Vacancy Application

(Please type or print clearly)

RECEIVED

JUL 12 2024

CITY OF TENINO

Name as registered: MATHEW MORIARTY

Physical Address: 773 PARK AVE E

Mailing Address: 773 PARK AVE E

Home Phone: N/A Cell Phone: (360) 888-2274

Email Address: moparty@comcast.net

How long at Residence: 9 yrs Best time to contact: EVENING

Personal Information (optional):

PRIOR MILITARY, ALMOST 20 YEARS AT CURRENT
JOB, ACTIVE MEMBER OF TENINO QUARRYMEN
CAR CLUB

List any prior experience as an elected official:

VICE PRESIDENT OF TENINO QUARRYMEN CAR CLUB

List any applicable work experience:

DECISION MAKING IN REGARDS TO ACTIVITIES AND
EVENTS, CHARITABLE ACTIONS, AND SUCH TO IMPROVE
THE CLUB AND ITS MEMBERS

List any applicable experience working with budgets:

MY OWN PERSONAL BUDGET

Please list three (3) references:

Name: TYLER AMBURGY

Address:

Contact Number: (360) 269-7073

Name: BRIAN HEDDEN

Address:

Contact Number: (360) 789-3912

Name: COURTNEY SHELDON

Address: 184th Ave SE, Tenino, WA 98589

Contact Number: (360) 506-1543

Council members make recommendations and decisions that affect the entire community.

- 1.) Do you foresee possible conflicts of interest with any of your current employment or civic positions? Yes (Please explain on back) No
- 2.) When making recommendations and decisions do you feel you could be impartial and base your decision on the overall need and benefit of the Community? Yes No (Please explain on back)
- 3.) Are there any days or evenings you are unavailable to meet? Yes (Please explain on back) No

Signature:  **Date:** 7/12/2024

Please return completed form and any additional information to:
City of Tenino – Attn: City Clerk, 149 Hodgden St South, P.O. Box 4019, Tenino, WA 98589
For more information please call (360) 264-2368