

# City of Tenino

149 Hodgen Street South

Tenino, WA 98589

## Planning Commission Meeting/Rescheduled

Wednesday, June 15, 2022 at 6:00 PM

### Agenda

#### CALL TO ORDER

#### HOUSEKEEPING

1. Agenda approval of the 6/08/2022 Planning Meeting

**Recommended Action:** Motion to approve the agenda as presented.

With Exception Commissioner Rutherford Absence.

2. Minutes of the regular Planning Commission meeting.

**Recommended action:** Move to approve the 5/11/2022 regular meeting minutes.

#### PUBLIC COMMENT

#### REPORTS

#### UNFINISHED BUSINESS

3. Review of Temporary Occupancy for Recreational Vehicles.

#### PUBLIC HEARINGS

#### NEW BUSINESS

#### ADJOURN

2.

**File Attachments for Item:**

2. Minutes of the regular Planning Commission meeting.

**Recommended action:** Move to approve the 5/11/2022 regular meeting minutes.

**Planning Commission Meeting  
Wednesday, May 11, 2022**

**Minutes**

**CALL TO ORDER**

Comissioner Rutherford called meeting to order at 6pm with

**PRESENT**

Commissioner William Rutherford

Commissioner Erin Konrady

Commissioner Cory Mounts

Commissioner Alex Murray

Commissioner Dave Watterson

**HOUSEKEEPING**

1. Agenda approval of the 5/11/2021 Planning Meeting

**Recommended Action:** Motion to approve the agenda as presented.

Motion made by Commissioner Konrady, Seconded by Commissioner Watterson.

Voting Yea: Commissioner Rutherford, Commissioner Konrady, Commissioner Mounts,  
Commissioner Murray, Commissioner Watterson

With addition of discussion of possible Temporary RV Occupancy Permits.

2. Minutes of the regular Planning Commission meeting.

**Recommended action:** Move to approve the 3/9/2022 regular meeting minutes.

Motion made by Commissioner Mounts, Seconded by Commissioner Murray.

Voting Yea: Commissioner Rutherford, Commissioner Konrady, Commissioner Mounts,  
Commissioner Murray, Commissioner Watterson

**PUBLIC COMMENT**

1. Jim Zmudka of Tenino Eagles, commenting on structure the Shiplap shop is builing in the public parking spot in front of thier buisness. Concern that this is not a permitted structure and that it is a state Hwy and DOT has not given any permission. They are concerned with who to talk to and for safety of community, as well as parking shortage.

2. Zach Leitzke, of Under Pressure Racing, would like the alley dividing between his two propertys vacated. He and 2 others own entire city block and are all in favor of it. He feels he is getting the run around and will get real estate attorney if need be. Planning comission reccommends he write up his request and present it to the City Council.

**PUBLIC HEARINGS**

**REPORTS****UNFINISHED BUSINESS**

## 3. Tenino FEMA Coverage

Dan Penrose with SCJ Alliance on a presentation on FEMA Insurance. FEMA History. Zones A&B Elevations are known along river or creek. Zones E in 100 year flood plain. 1% chance it will ever flood. Refer to attached map, blue area shows you live above. Zone X, moderate risk area between 100-300 year flood plain. No required regulations. See attached maps and supporting documents for more information.

**NEW BUSINESS**

Temporary Occupancy Permit for RV's in City Limits discussion.

RV Temp Occupancy permit would allow 120 Days of someone living in RV. Would have to be established lot, not allowed on vacant lots. Must be on RV Pad or area, cannot be on right of way. Must have access to adequate power and water. Must have portable tank if evidence of grey water dumping permit would be terminated. No Generators. Must be side or backyard. Would require removal after 14 days of permit ending. Could request a renewal.

**ADJOURN**

Meeting Adjourned at 7:24pm

**File Attachments for Item:**

3. Review of Temporary Occupancy for Recreational Vehicles.

### Temporary Occupancy of Recreational Vehicle or Travel Trailer

A recreational Vehicle or Travel Trailer located on a residential lot of record may be temporarily occupied for a time period of 120 days subject to compliance with the standards set forth in this Section. Recreational vehicles, travel trailers or tents located within a recreational vehicle park are not subject to the standards set forth in this section.

1. Temporary occupancy of a recreational vehicle or travel trailer is permitted in all appropriate zones when in compliance with the following:
  - A. Within the city limits, only a recreational vehicle or travel trailer located on a lot developed with a principal dwelling unit or dwelling under construction or remodel may be occupied for the temporary time of 120 days. All other recreational vehicles or travel trailers on undeveloped lots within the city limits shall not be occupied for any period of time.
  - B. Recreational vehicles or travel trailers shall be in good working order and not be more than 10 years old.
  - C. A recreational vehicle or travel trailer parked on a public right of way or easement shall not be occupied.
  - D. Recreational vehicles or travel trailers shall not be placed in critical areas or their associated buffers.
  - E. Recreational vehicles or travel trailers shall have access to adequate power and water at the site. In addition, a method to dispose of grey and black water shall be established. If connection to the City sewer system through an approved connection, the property owner will be charged \$25.00 per month on their utility bill. No grey or black water shall be discharged on the property. Any evidence of such will cause immediate revocation of the temporary occupancy permit.
  - F. No generators are allowed to power the recreational vehicle or travel trailer under this permit.
  - G. Recreational vehicles or travel trailers shall only be placed in side yards or back yards of the lot. Where a house exist on the neighboring property, a minimum of 10' clearance shall be maintained from the property lines. Consideration of impacts to neighboring properties shall be taken into consideration. A maximum of 1 RV or trailer per lot
  - H. The recreational vehicle or travel trailer shall be removed from the lot within 14 days after expiration of the temporary occupancy period except the recreational vehicle or travel trailer may remain on site unoccupied if the person or entity in control of the the property is the legal or registered owner.
  - I. A recreational vehicle or travel trailer may be occupied for up to 14 days per year without a temporary use permit.
2. An approval for the temporary occupancy of a recreational vehicle or travel trailer is valid for a maximum of 120 days when in compliance with this standard. Extensions of this approval may be granted on a case by case basis, when needed, for an additional 120 days.

### City of Tenino

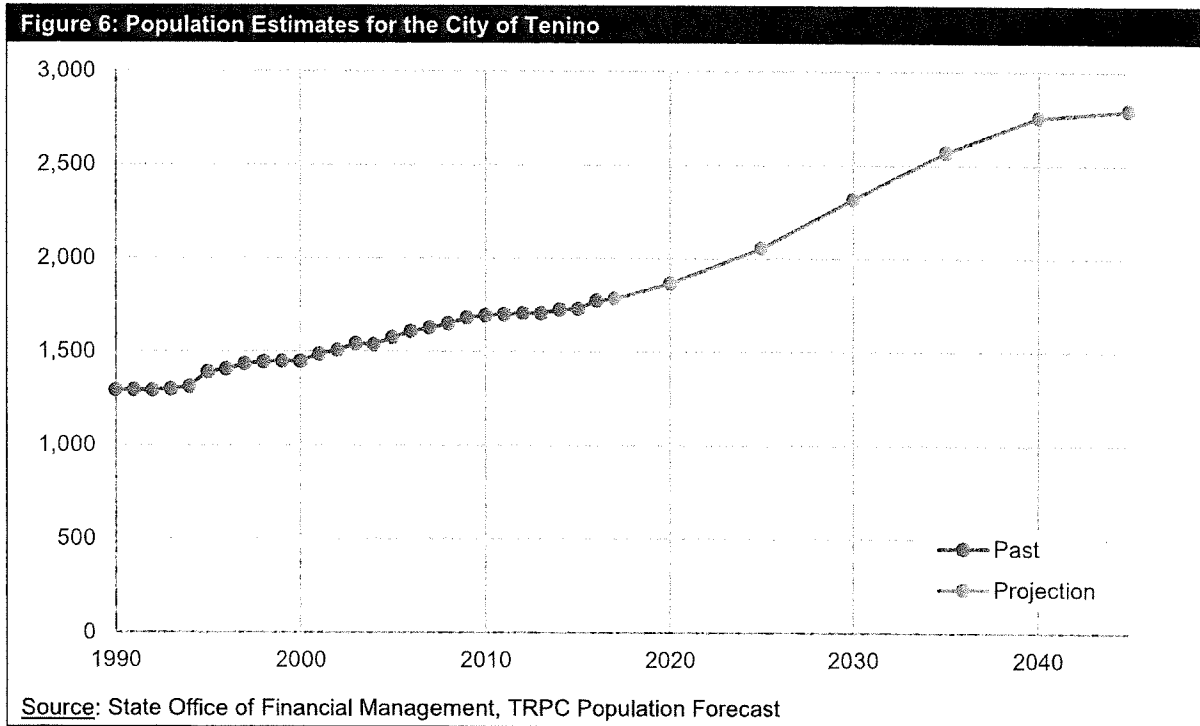
The City of Tenino has experienced slightly less growth than Rainier over the last 22 years – a growth rate of 32 percent or addition of just over 400 people. There are several reasons for this, including:

- Rainier is closer to Joint Base Lewis-McChord, and likely receives a greater percentage of military personnel moving there compared to Tenino
- Rainier’s land supply is easier to develop than Tenino’s with subdividable parcels of vacant land and few critical areas.

Tenino built a wastewater treatment plant in 2006-2007 that could lead to increased growth, especially increased commercial and industrial growth. The City also annexed a large portion of land on the west side of the city center in 2008. This land comprises much of the city’s buildable land supply, and can support a mixture of commercial, industrial, and residential growth. However, endangered species listings have limited the developable land in West Tenino resulting in lower population projections for the City compared to the 2012 Forecast.

Tenino has approximately the same population that Yelm did around the time Yelm’s wastewater treatment plant was built in the early 1990s. It is unlikely that Tenino will see the same rate of growth Yelm experienced as much of Yelm’s growth is related to the expansion of Joint Base Lewis-McChord. Water is also an issue for Tenino. Though Tenino currently does not have a 20-year supply of water, the forecast assumes that water will be acquired for future growth.

In addition, much of Tenino’s buildable land supply is under one ownership in the large annexation area to the west of the City. Such a large property will take several years to undergo the necessary planning and environmental review steps. However, master planned communities tend to build out at a higher rate than conventional development if they contain amenities such as walkable neighborhoods and goods and services within close proximity.



# Appendix 1: Comparison to 2012 Forecast

DRAFT Population Forecast Comparison														
Jurisdiction	Total Population										Percent of Population			
	2017	2020	2025	2030	2035	2040	2045	2017	2020	2025	2030	2035	2040	2045
Bucoda & UGA	New	580	590	630	680	720	760	800	0.2%	0.2%	0.2%	0.2%	0.2%	0.2%
	Old	580	580	670	890	1,060	1,220		0.2%	0.2%	0.3%	0.3%	0.3%	0.3%
Lacey & UGA	New	83,810	91,480	98,040	102,320	105,970	109,680	113,370	30.3%	31.1%	31.0%	30.5%	29.9%	29.6%
	Old	88,610	88,610	95,000	101,510	107,720	114,200		29.9%	29.5%	29.1%	29.1%	29.1%	29.0%
Olympia & UGA	New	64,450	67,580	72,110	76,390	80,720	84,400	87,680	23.3%	23.0%	22.8%	22.7%	22.8%	22.9%
	Old	67,850	67,850	74,030	79,940	84,400	88,610		22.9%	23.0%	22.9%	22.9%	22.8%	22.5%
Rainier & UGA	New	2,040	2,250	2,470	2,690	2,850	3,210	3,330	0.7%	0.8%	0.8%	0.8%	0.8%	0.9%
	Old	2,150	2,150	2,310	2,840	3,150	3,450		0.7%	0.7%	0.8%	0.8%	0.8%	0.9%
Tenino & UGA	New	1,800	1,880	2,070	2,330	2,580	2,770	2,840	0.7%	0.6%	0.7%	0.7%	0.7%	0.7%
	Old	1,760	1,760	2,030	2,750	3,190	3,780		0.6%	0.6%	0.8%	0.8%	0.9%	1.0%
Turnwater & UGA	New	26,550	29,770	34,520	38,710	42,340	44,950	46,080	9.6%	10.1%	10.9%	11.5%	11.9%	12.1%
	Old	30,840	30,840	35,620	40,160	42,880	46,300		10.4%	11.1%	11.5%	11.5%	11.6%	11.8%
Yelm & UGA	New	10,060	11,420	14,920	18,770	22,310	25,330	27,560	3.6%	3.9%	4.7%	5.6%	6.3%	7.2%
	Old	14,050	14,050	18,600	22,460	26,280	30,770		4.7%	5.8%	6.4%	7.1%	7.8%	7.8%
Grand Mound UGA	New	1,340	1,550	1,870	2,270	2,500	2,670	2,740	0.5%	0.5%	0.6%	0.7%	0.7%	0.7%
	Old	1,470	1,470	1,630	1,770	1,880	1,990		0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
Chehalis Reservation	New	70	70	70	70	60	60	60	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Old	90	90	110	130	160	190		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Nisqually Reservation	New	710	820	860	870	890	910	930	0.3%	0.3%	0.3%	0.3%	0.3%	0.2%
	Old	980	980	1,040	1,070	1,120	1,230		0.3%	0.3%	0.3%	0.3%	0.3%	0.3%
County	New	85,480	86,880	88,950	90,890	93,440	95,960	98,110	30.9%	29.5%	28.1%	27.1%	26.4%	25.9%
	Old	87,500	87,500	91,130	95,030	98,740	101,930		29.6%	28.3%	27.3%	26.6%	25.9%	
<b>Total</b>	<b>New</b>	<b>276,900</b>	<b>294,300</b>	<b>316,500</b>	<b>336,000</b>	<b>354,400</b>	<b>370,700</b>	<b>383,500</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>
	<b>Old</b>	<b>295,870</b>	<b>295,870</b>	<b>322,170</b>	<b>348,550</b>	<b>370,590</b>	<b>393,670</b>		<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>

Note: "Old" is the 2012 Forecast. The 2012 Forecast horizon was later extended to 2040 in 2015 for the TRPC Travel Demand Model Update. Includes Thurston County portion of reservations only.



## Appendix 2: Population Forecast

<b>DRAFT Total Population Forecast by Jurisdiction</b>								
<b>Jurisdiction</b>		<b>2017</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>
Bucoda	Total	580	590	630	680	720	760	800
Lacey	City	48,700	51,150	52,670	53,540	54,580	55,470	56,250
	UGA	35,110	40,340	45,380	48,790	51,390	54,210	57,130
	Total	83,810	91,490	98,050	102,330	105,970	109,680	113,380
Olympia	City	52,160	54,850	58,840	63,000	66,990	69,790	72,070
	UGA	12,290	12,740	13,270	13,390	13,730	14,610	15,610
	Total	64,450	67,590	72,110	76,390	80,720	84,400	87,680
Rainier	City	1,930	2,140	2,350	2,570	2,730	3,080	3,160
	UGA	110	110	120	120	130	130	160
	Total	2,040	2,250	2,470	2,690	2,860	3,210	3,320
Tenino	City	1,780	1,870	2,060	2,320	2,570	2,760	2,800
	UGA	20	20	20	20	20	20	40
	Total	1,800	1,890	2,080	2,340	2,590	2,780	2,840
Tumwater	City	23,210	25,910	28,960	31,460	33,860	35,670	36,640
	UGA	3,340	3,860	5,560	7,250	8,480	9,270	9,440
	Total	26,550	29,770	34,520	38,710	42,340	44,940	46,080
Yelm	City	8,660	10,030	13,520	17,380	20,900	23,900	25,880
	UGA	1,400	1,400	1,390	1,390	1,410	1,430	1,680
	Total	10,060	11,430	14,910	18,770	22,310	25,330	27,560
Grand Mound	UGA	1,340	1,550	1,870	2,270	2,500	2,670	2,740
Chehalis Reservation		70	70	70	70	60	60	60
Nisqually Reservation		710	820	860	870	890	910	930
Total Cities		137,020	146,540	159,030	170,950	182,350	191,430	197,600
Total UGAs (1)		53,610	60,020	67,610	73,230	77,660	82,340	86,800
Total Reservations (2)		780	890	930	940	950	970	990
Rural Unincorporated (3)		85,480	86,880	88,950	90,890	93,440	95,960	98,110
<b>Thurston County Total</b>		<b>276,900</b>	<b>294,300</b>	<b>316,500</b>	<b>336,000</b>	<b>354,400</b>	<b>370,700</b>	<b>383,500</b>

### Notes

1. Urban Growth Area (UGA): Unincorporated area designated to be annexed into city limits over 20 years' time to accommodate urban growth.
2. Reservations: Estimate is for Thurston County portion of reservation only.
3. Rural Unincorporated County is the portion of the unincorporated county that lies outside UGA and Reservation boundaries.

<b>DRAFT Percent Population Increase Forecast by Jurisdiction</b>								
<b>Jurisdiction</b>		<b>2017-20</b>	<b>2020-25</b>	<b>2025-30</b>	<b>2030-35</b>	<b>2035-40</b>	<b>2040-45</b>	<b>2017-45</b>
Bucoda	Total	0.3%	1.3%	1.8%	1.0%	1.2%	0.9%	1.1%
Lacey	City	1.6%	0.6%	0.3%	0.4%	0.3%	0.3%	0.5%
	UGA	4.7%	2.4%	1.5%	1.0%	1.1%	1.1%	1.8%
	Total	3.0%	1.4%	0.9%	0.7%	0.7%	0.7%	1.1%
Olympia	City	1.7%	1.4%	1.4%	1.2%	0.8%	0.6%	1.2%
	UGA	1.2%	0.8%	0.2%	0.5%	1.2%	1.3%	0.9%
	Total	1.6%	1.3%	1.2%	1.1%	0.9%	0.8%	1.1%
Rainier	City	3.5%	1.9%	1.8%	1.2%	2.4%	0.6%	1.8%
	UGA	0.3%	0.7%	0.9%	0.9%	1.0%	3.6%	1.3%
	Total	3.4%	1.8%	1.8%	1.2%	2.4%	0.7%	1.8%
Tenino	City	1.5%	1.9%	2.4%	2.1%	1.4%	0.3%	1.6%
	UGA	-0.4%	-0.5%	-0.5%	-0.2%	2.4%	20.1%	3.5%
	Total	1.5%	1.9%	2.4%	2.1%	1.4%	0.5%	1.6%
Tumwater	City	3.7%	2.2%	1.7%	1.5%	1.1%	0.5%	1.6%
	UGA	5.0%	7.6%	5.4%	3.2%	1.8%	0.3%	3.8%
	Total	3.9%	3.0%	2.3%	1.8%	1.2%	0.5%	2.0%
Yelm	City	5.0%	6.2%	5.1%	3.8%	2.7%	1.6%	4.0%
	UGA	0.1%	0.0%	0.0%	0.2%	0.3%	3.3%	0.7%
	Total	4.3%	5.5%	4.7%	3.5%	2.6%	1.7%	3.7%
Grand Mound UGA		5.1%	3.8%	3.9%	2.0%	1.3%	0.6%	2.6%
Chehalis Reservation		-0.4%	-0.5%	-0.4%	-0.1%	0.0%	0.1%	-0.2%
Nisqually Reservation		4.5%	1.0%	0.3%	0.4%	0.5%	0.5%	0.9%
Total Cities		2.3%	1.6%	1.5%	1.3%	1.0%	0.6%	1.3%
Total UGAs (1)		3.8%	2.4%	1.6%	1.2%	1.2%	1.1%	1.7%
Total Reservations (2)		4.1%	0.9%	0.2%	0.4%	0.4%	0.5%	0.9%
Rural Unincorporated (3)		0.5%	0.5%	0.4%	0.6%	0.5%	0.4%	0.5%
<b>Thurston County Total</b>		<b>2.1%</b>	<b>1.5%</b>	<b>1.2%</b>	<b>1.1%</b>	<b>0.9%</b>	<b>0.7%</b>	<b>1.2%</b>

## Notes

1. Urban Growth Area (UGA): Unincorporated area designated to be annexed into city limits over 20 years' time to accommodate urban growth.
2. Reservations: Estimate is for Thurston County portion of reservation only.
3. Rural Unincorporated County is the portion of the unincorporated county that lies outside UGA and Reservation boundaries.

## Appendix 3: Housing Forecast

<b>DRAFT Total Dwelling Unit Forecast by Jurisdiction</b>								
<b>Jurisdiction</b>		<b>2017</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>
Bucoda	Total	250	250	280	310	330	360	380
Lacey	City	20,930	22,340	23,660	24,470	25,190	25,800	26,340
	UGA	13,940	16,270	18,760	20,490	21,760	23,070	24,390
	Total	34,870	38,610	42,420	44,960	46,950	48,870	50,730
Olympia	City	24,650	26,340	29,210	32,120	34,630	36,580	38,280
	UGA	4,890	5,140	5,510	5,690	5,890	6,290	6,740
	Total	29,540	31,480	34,720	37,810	40,520	42,870	45,020
Rainier	City	800	900	1,010	1,130	1,210	1,380	1,420
	UGA	50	50	50	60	60	60	80
	Total	850	950	1,060	1,190	1,270	1,440	1,500
Tenino	City	770	820	920	1,060	1,180	1,270	1,300
	UGA	10	10	10	10	10	10	10
	Total	780	830	930	1,070	1,190	1,280	1,310
Tumwater	City	10,200	11,510	13,200	14,620	15,870	16,820	17,390
	UGA	1,400	1,620	2,360	3,110	3,650	4,000	4,070
	Total	11,600	13,130	15,560	17,730	19,520	20,820	21,460
Yelm	City	3,170	3,730	5,300	7,090	8,690	10,070	10,950
	UGA	530	540	550	560	570	570	670
	Total	3,700	4,270	5,850	7,650	9,260	10,640	11,620
Grand Mound UGA		420	460	510	600	670	720	730
Chehalis Reservation		20	20	20	20	20	20	20
Nisqually Reservation		230	290	310	320	320	330	330
Total Cities		60,770	65,890	73,580	80,800	87,100	92,280	96,060
Total UGAs (1)		21,240	24,090	27,750	30,520	32,610	34,720	36,690
Total Reservations (2)		250	310	330	340	340	350	350
Rural Unincorporated (3)		34,550	35,560	37,360	39,050	40,480	41,710	42,680
<b>Thurston County Total</b>		<b>116,800</b>	<b>125,800</b>	<b>139,000</b>	<b>150,700</b>	<b>160,500</b>	<b>169,000</b>	<b>175,800</b>

### Notes

1. Urban Growth Area (UGA): Unincorporated area designated to be annexed into city limits over 20 years' time to accommodate urban growth.
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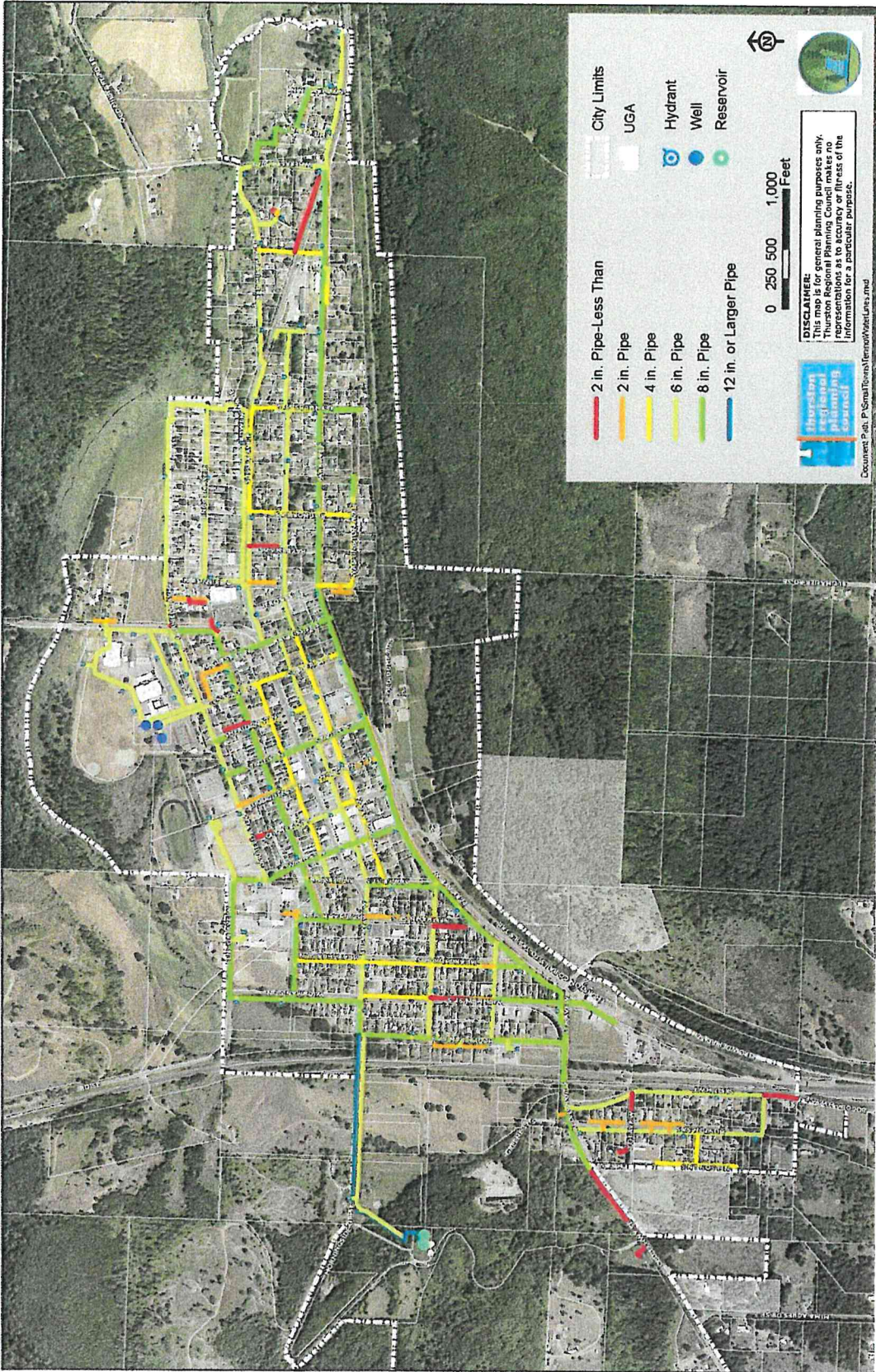
<b>DRAFT Percent Population Increase Forecast by Jurisdiction</b>								
<b>Jurisdiction</b>		<b>2017-20</b>	<b>2020-25</b>	<b>2025-30</b>	<b>2030-35</b>	<b>2035-40</b>	<b>2040-45</b>	<b>2017-45</b>
Bucoda	Total	0.8%	1.9%	2.3%	1.3%	1.4%	1.0%	1.5%
Lacey	City	2.2%	1.2%	0.7%	0.6%	0.5%	0.4%	0.8%
	UGA	5.3%	2.9%	1.8%	1.2%	1.2%	1.1%	2.0%
	Total	3.5%	1.9%	1.2%	0.9%	0.8%	0.8%	1.3%
Olympia	City	2.2%	2.1%	1.9%	1.5%	1.1%	0.9%	1.6%
	UGA	1.7%	1.4%	0.6%	0.7%	1.3%	1.4%	1.2%
	Total	2.1%	2.0%	1.7%	1.4%	1.1%	1.0%	1.5%
Rainier	City	3.8%	2.4%	2.3%	1.4%	2.6%	0.6%	2.1%
	UGA	0.7%	1.2%	1.3%	1.1%	1.1%	3.6%	1.6%
	Total	3.7%	2.3%	2.2%	1.4%	2.6%	0.8%	2.0%
Tenino	City	1.9%	2.4%	2.8%	2.2%	1.5%	0.4%	1.9%
	UGA	0.0%	0.0%	0.0%	0.0%	2.6%	20.4%	3.8%
	Total	1.9%	2.4%	2.8%	2.2%	1.5%	0.5%	1.9%
Tumwater	City	4.1%	2.8%	2.1%	1.6%	1.2%	0.7%	1.9%
	UGA	5.1%	7.7%	5.7%	3.3%	1.8%	0.4%	3.9%
	Total	4.2%	3.4%	2.7%	1.9%	1.3%	0.6%	2.2%
Yelm	City	5.6%	7.3%	6.0%	4.2%	3.0%	1.7%	4.5%
	UGA	0.4%	0.4%	0.4%	0.3%	0.3%	3.1%	0.8%
	Total	4.9%	6.5%	5.5%	3.9%	2.8%	1.8%	4.2%
Grand Mound	UGA	2.8%	2.3%	3.2%	2.4%	1.3%	0.4%	2.0%
Chehalis Reservation		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Nisqually Reservation		8.1%	1.6%	0.3%	0.3%	0.2%	0.2%	1.3%
Total Cities		2.7%	2.2%	1.9%	1.5%	1.2%	0.8%	1.6%
Total UGAs (1)		4.3%	2.9%	1.9%	1.3%	1.3%	1.1%	2.0%
Total Reservations (2)		7.4%	1.5%	0.2%	0.2%	0.2%	0.2%	1.2%
Rural Unincorporated (3)		1.0%	1.0%	0.9%	0.7%	0.6%	0.5%	0.8%
<b>Thurston County Total</b>		<b>2.5%</b>	<b>2.0%</b>	<b>1.6%</b>	<b>1.3%</b>	<b>1.0%</b>	<b>0.8%</b>	<b>1.5%</b>

## Notes

1. Urban Growth Area (UGA): Unincorporated area designated to be annexed into city limits over 20 years' time to accommodate urban growth.
2. Reservations: Estimate is for Thurston County portion of reservation only.
3. Rural Unincorporated County is the portion of the unincorporated county that lies outside UGA and Reservation boundaries.



Map CF-1: Existing Water Infrastructure





Map LU-2: Potential Urban Growth Area Changes

