

City of Tenino

149 Hodgen Street South
Tenino, WA 98589

**Planning Commission Meeting Public Hearing
Wednesday, February 07, 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 1/10/2024 meeting minutes as presented.

PUBLIC COMMENT

REPORTS

PUBLIC HEARINGS

3. Text Amendment to the Tenino Municipal Zoning Code (TMC)108.40.010 and TMC 108.30.125.F

Recommended Action:

Recommendation to Council for motion to approve.

OR

Recommendation to Council for motion to deny.

OR

Direct staff to revise the amendment and come back at the next meeting for discussion and consideration.

UNFINISHED BUSINESS

NEW BUSINESS

ADJOURN

File Attachments for Item:

2. Meeting Minutes Approval

Recommended Action: Motion to approve 1/10/2024 meeting minutes as presented.

**Planning Commission Meeting
Wednesday, January 10, 2024**

Minutes

CALL TO ORDER

Commissioner Rutherford convened the meeting at 6:00pm.

PRESENT

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

HOUSEKEEPING

1. Agenda Approval

Recommended Action: Motion to approve the agenda as presented.

Motion made by Commissioner Rounsley, Seconded by Commissioner Murray.

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

Motion passes: 5-0

2. Meeting Minutes Approval

Recommended Action: Motion to approve 12/13/2023 meeting minutes as presented.

Motion made by Commissioner Rounsley, Seconded by Commissioner Stenzel.

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

Motion passes: 5-0

PUBLIC COMMENT

None.

REPORTS

PUBLIC HEARINGS

UNFINISHED BUSINESS

3. Text Change Amendment Update

Recommended Action: none.

Commissioner Rounsley requested an update on the text change amendment discussed at the December 13th meeting.

City Planner Penrose reported the City will be holding a Public Hearing in the following month for the text change amendment. He is still finishing up the final adjustments requested by the commissioners.

Commissioner Murray made a motion to move the February meeting from February 14th to February 7th to better accommodate the citizens for the public hearing. Commissioner Rounsley seconded the motion.

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

Motion passes: 5-0

4. Climate Policy Advisory Team Presentation

Recommended Action: None.

Reese McMichael with SCJ Alliance presented the Climate Policy Advisory Team PowerPoint.

The members are: Saller Ritter Alhadeff, Chanele Holbrook, Geraldine Maxfield, Vivan Eason, Matthew Rounsley and Will Rutherford.

The tentative meeting schedule is January 25th, February 22nd, March 28th and April 25th 5:30pm to 7:00pm.

Commissioner Rounsley asked how big the area we are analyzing is for this. McMichael responded the policies are specifically for the City, however, we will look outside the city for some aspects.

Commissioner Carney asked for an example for the agriculture and food system policies. McMichael responded that we will be looking at what is most appropriate for this city. A general example would be decreasing footprints and inefficiencies.

NEW BUSINESS

5. Planning Commission Resignation

Recommended Action: Accept the resignation of Dave Watterson.

Commissioner Rutherford read commissioner Watterson's resignation letter.

6. Welcoming the new Planning Commissioner Adam Carney.

Recommended Action: Accept the appointment of Adam Carney as Planning Commissioner position 1.

Adam Carney was welcomed as the new planning commissioner.

ADJOURN

Commissioner Rutherford adjourned the meeting at 6:46pm.

File Attachments for Item:

3. Text Amendment to the Tenino Municipal Zoning Code (TMC)108.40.010 and TMC 108.30.125.F

Recommended Action:

Recommendation to Council for motion to approve.

OR

Recommendation to Council for motion to deny.

OR

Direct staff to revise the amendment and come back at the next meeting for discussion and consideration.

City of Tenino

Washington

149 Hodgen Street South PO Box 4019 Tenino, WA 98589 (360) 264-2368

TEXT AMENDMENT 2024-001
Amending TMC 108.30.125.F
STAFF REPORT: DAN PENROSE, CITY PLANNER
January 30, 2024

APPLICANT: City of Tenino

REQUEST: Text Amendment review, pursuant to Section 100.30.010, Development Code Amendments and Section 100.40.120, Process V, Legislative Review of the Tenino Municipal Code to amend TMC 108.30.125.F and TMC 108.40.010, to allow a Livestock Processing Facility in areas currently zoned Public/Semi-Public with a Conditional Use Permit issued by the City.

REQUESTED ACTION

A Planning Commission Recommendation to the City Council to Approve Text Amendment 2024-001 based upon finding that the request is consistent with the applicable provisions of the Comprehensive Plan; does bear a substantial relation to the welfare of the public; and is in the best interests of the residents of the city.

BACKGROUND

The Public/Semi-Public (P/SP) zoning designation applies to land that is owned by the City of Tenino, the Tenino School District, and land that is part of the Burlington Northern Santa Fe mainline. Land in the designation is meant to be used for public utilities, schools, rail and/or municipal activities. The Southwest Washington Agricultural Business and Innovation Park (Ag Park) is being developed on a 13-acre City owned property on the western edge of the City, adjacent to the City's Wastewater Treatment Plant (WWTP). These properties are currently zoned P/SP. See attached zoning map.

The Thurston Economic Development Council has been working with the City for the last five years to advance the Ag Park. This agriculture-focused business park site already has a 7,561 square foot building

(North Building) on the property and a second 6,700 square foot building is currently under construction (South Building). Full buildout of the Park could include up to 135,000 square feet of building space, ranging from processing, production and distribution to office and retail/tourism-related uses. Future uses are expected to place an emphasis on value-added agriculture-related manufacturing, processing, packaging and storage.

The term “livestock” is generally considered as cattle, sheep, horses, goats and other domestic animals ordinarily raised or used on the farm. The US Department of Agriculture (USDA) reports that cattle production is the most important agricultural industry in the United States and requires a substantial infrastructure to support demand. Livestock processing facilities are designed, licensed and inspected in accordance with federal (and several other agencies depending on the specific project and site) standards to safely and humanely turn live animals into meat for sale. Livestock processing facilities are often large industrial complexes not usually located within city limits, but a market does exist for smaller scale operations. Several companies make USDA compliant modular units or self-contained trailers that can be scaled to meet regional demand. In most cases, trucks bring in livestock to the processing facility on a daily or weekly basis. The livestock are placed in a holding area and then are individually brought into the slaughter area and moved through an assembly-line style process where they are stunned, bled, skinned, eviscerated, cleaned and then placed in a cooler for a specified period before eventually being cut into smaller pieces. These facilities are heavily regulated at both the state and federal level.

The current P/SP zoning does not allow livestock processing facilities, which is restricting potential businesses from locating on any of the Ag Park parcels. Additionally, TMC 108.30.125.F. Performance standards allow slaughtering of farm animals on all parcels except public. Therefore, in order to allow livestock processing facilities to locate at the Ag Park, both the performance standards and the use table require revisions.

PROPOSAL

It is proposed to amend the list of uses on the Use Schedule at TMC 108.40.010 to add “Livestock Processing Facility” and require a Conditional Use Permit issued by the City on property zoned Public/Semi-Public. The process for a Conditional Use Permit is found at TMC 100.50.040. Conditional uses are those uses deemed unique due to factors such as size, technological processes, equipment, or location with respect to surroundings, streets, existing improvements, or demands upon public facilities. Such uses require a special degree of review and control to ensure compatibility with the comprehensive plan and adjacent uses.

The proposed change is underlined in the table and text below and new text listed in whole following the use table:

EDIT TO TABLE
TMC 108.40.010 Use Schedule

USE SCHEDULE											
Key: Y = Use allowed without use permit C = Conditional Use Permit required PF = Public Facilities Use Permit required						A = Administrative Use Permit required (PO) = Only allowed in the PO Overlay — = Use not allowed					
* = Use that was legally established prior to November 13, 2012 is allowed to continue as an allowed conforming use. No new uses are allowed in the zone.											
Use Category	Residential Zones				Nonresidential Zones				Special Purpose Zones		Def/Std
Specific Use	SF-ES	SF	SF-D	MF	C1	C2	C3	I1	P/SP	WT	
Industrial Uses											108.40.090.
<u>Livestock Processing Facility</u>	=	=	=	=	=	=	=	=	<u>C</u>	=	<u>108.30.125.F.</u>

STRIKE TEXT

TMC 108.30.125.F. *Performance standards.*

1. *Farm animals.* The following performance standards apply to farm animals:

e. *Slaughtering.* Farm animals such as cows, sheep, goats, and other livestock are permitted to be slaughtered in any zoning district (~~except public~~) provided that if a firearm is to be used for dispatch of farm animals within the city limits, and prior to the use of a firearm, the city police department shall be notified.

-----NEW TEXT-----

f. *Livestock Processing Facility.* Livestock processing facility uses which involve the production of animal products, or slaughtering of animals to be sold to others, or to be used in making meat products on the same premises, must operate in accordance with county, state and federal health and safety regulations. Examples include fat rendering, meat packing plants, livestock slaughter and processing, slaughterhouses. Facilities shall be designed, located, established and operated in full consideration to their proximity to all adjacent uses, their effect upon adjacent and surrounding properties, to the reduction of noise, odor, dust, and other similar nuisance factors, and in accordance with the following standards:

1. Slaughter of animals shall take place inside a screened, covered area as depicted on a site plan.
2. The main vehicular entrance to the facility must be located on a state highway, county road, or City arterial street. Access shall not be permitted through a residential area.

3. The Conditional Use Permit application submittal shall include a facility management plan which addresses strict conformance with all federal and state laws for the licensing and operation of such facilities. The facility management plan should include, at a minimum:
- a. Waste disposal plan that is in accordance with all applicable laws and regulations. This is meant to include, but is not limited to, all sewage, processed and unprocessed animal parts, entrails, blood, hides, bones, and wash water. Manure from holding areas shall be removed from the site daily or stored in a manner to control odor consistent with TMC 108.60.060.
 - b. Parking plan showing off-street parking sufficient to handle all customers, employees, trucks, or transport vehicles shall be provided. Parking for all traffic utilizing the business shall be provided for on site, and off public roads and other easements. All loading and unloading areas shall be screened from view from adjacent properties and public streets.
 - c. Noise plan showing that levels shall not exceed City standards found in TMC Section 8.72 and TMC 108.60.040.
 - d. Site plan to scale showing exterior storage areas, including animal storage areas, and vehicle and trailer storage and distances to property lines. These setbacks may be increased based on considerations and characteristics of adjacent uses and prevailing wind direction.
 - e. Traffic impact analysis that documents potential traffic impacts of the proposed development.
 - f. Operational analysis, including maximum area (indoor, outdoor, or combination thereof) for the keeping or slaughtering of animals, hours of operation, expected durations that live animals will be present on the site, and number of employees.

KEY ISSUES

Within the classification of uses (TMC 108.40.010), certain industrial uses are allowed in limited areas of the city. Amending the schedule to include livestock processing facilities on Public/Semi-Public zoned property would allow these activities to commence at the SW Washington Agricultural Business & Innovation Park and other properties zoned P/SP throughout the city, a total of 162 acres. While it is not expected that parcels other than those within the Ag Park would be considered for livestock processing facilities, if amended, the text allows that possibility.

The impacts of this use, including size, scale, noise, waste disposal, odors, traffic, building placement and other operational considerations would need to be addressed in application materials included in a Conditional Use Permit (CUP). The CUP requires a public hearing and a decision by the planning commission following written findings that the standards and criteria have been met.

SEPA REVIEW

This proposal is subject to non-project SEPA environmental review. The City of Tenino, acting as lead agency for this proposal, has determined this proposed nonproject action will not have probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after reviewing a completed environmental checklist and other information on file with the City. The proposal may include mitigation measures under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared.

A DNS was issued under WAC 197-11-340(2) and the City has not acted on this proposal for 15-days from the date of publication. The complete application, supporting materials and environmental checklist have been on file with the City of Tenino and available to the public upon request during regular business hours. Any person(s) may comment on the proposal, in writing, via mail or email at the addresses above. Appeals to the DNS had to be filed in writing by 5:00 pm on February 7, 2024. No appeals to the SEPA DNS were filed at the time of this report.

FINDINGS FOR APPROVAL OF A LEGISLATIVE DECISION

The city may amend the text of this chapter or other development regulation only if it finds, per TMC 100.40.120.M, that:

1. *The proposed amendment is consistent with the applicable provisions of the comprehensive plan;*
The standard is met. The proposed text amendment furthers the City's commitment to growing and facilitating value-added agricultural products at the City's Southwest Washington Agricultural Business and Innovation Park. This 13-acre Public/Semi-Public site in West Tenino is focused on agricultural/food-related enterprises and development is already underway on a hospitality event center and business resource and innovation hub.

Natural Resources Goal NR 12. In West Tenino, preservation of prairie habitat is balanced with commercial and residential development.

2. *The proposed amendment bears a substantial relation to public health, safety, or welfare; and*
The standard is met. The City Council, in its recent "Shared Vision" document, articulates economic development as the most important element of the City of Tenino's planning under the State's Growth Management Act. Furthermore, the Thurston Economic Development Council has been diligently seeking innovative agricultural businesses to occupy the Ag Park. Amending the Schedule of Uses allows livestock processing facility uses to be considered as P/PS zoned properties, most notably in the Ag Park. Consideration of these uses would be evaluated using a Conditional Use Process in order to mitigate concerns around public health, safety and welfare.

3. The proposed amendment is in the best interests of the residents of the City.

The City has leased the management of the vacant property west of the wastewater treatment plant to the Thurston Economic Development Council. Thurston EDC is working to bring value-added agricultural complementary businesses to the AG Park site. Livestock processing facilities provide economic benefit to the City through the provision of jobs as well as lease revenue on the site itself. Livestock processing facility employees are highly skilled and workers with previous experience in the industry can make more than \$25 per hour. With one building on the Ag Park site nearing completion and a second building underway, the economic activity at the Ag Park is rapidly increasing, and multiple additional tenants are expected to occupy these buildings over the next 12 months. This amendment will allow livestock processing businesses, which meet the guidelines and standards of the amended code, to pursue a CUP from the City.

LEGAL NOTICE AND PUBLIC COMMENT

Legal notice of the public hearing was advertised in the Tenino Independent on Wednesday January 24, 2024, 15 days prior to the Planning Commission Public Hearing scheduled for February 7, 2024.

One written comment was received during the comment period. Kevin Jensen, Agriculture Community Program Manager with Thurston County Economic Development Department. That letter has been added to the public hearing packet.

Comments are also allowed by those participating in the public hearing on February 7, 2024 at 6:00pm. Any public comments received during the public hearing will be added to the record.

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable:
Public / Semi-Public Uses Text Amendment
2. Name of applicant:
City of Tenino

3. Address and phone number of applicant and contact person:

City of Tenino

Attn: Dan Penrose, AICP – Contract Planner for Tenino

149 Hodgden St S, Tenino, WA 98589

4. Date checklist prepared:

January 19, 2024

5. Agency requesting checklist:

City of Tenino

6. Proposed timing or schedule (including phasing, if applicable):

Not Applicable – the City of Tenino’s codes are updated on an as needed basis.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

None at this time. There may be future changes to the development regulations and a SEPA checklist will be prepared for any future ordinances.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

None

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None

10. List any government approvals or permits that will be needed for your proposal, if known.

None

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The proposed text amendment will modify the list of uses on the Use Schedule, TMC 108.40.010 to add “Livestock Processing Facility” and require a Conditional Use Permit issued by the City on property zoned Public/Semi-Public. Included in this change is the addition of new performance standards at 108.30.125.F.1.f. for a livestock processing facility.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you

are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The proposed change affects all properties within the Public /Semi Public zone.

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

a. General description of the site:

(circle one) Flat, rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)?

While slopes on the parcels currently zoned P/SP vary in topography between 0% and 3%, there are no steep slopes present.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

While soils on the parcels currently zoned P/SP vary, they are generally comprised of Spanaway gravelly sandy loam. There are no agricultural lands of long-term significant within the City.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

None.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Filling and grading may be required for future projects within the P/SP zone. Details for such filling and grading will be addressed in individual project SEPAs, if required.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

No development is proposed as part of this ordinance. Future development will need to follow Tenino standards for erosion control.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

No development is proposed as part of this ordinance. Future development will need to follow Tenino standards for impervious surfaces.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

No development is proposed as part of this ordinance. Erosion control best management practices will be employed with future projects to prevent or reduce erosion on future development.

2. Air [\[help\]](#)

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

No construction is proposed as part of proposal.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None known.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

None proposed

3. **Water** [\[help\]](#)

a. Surface Water: [\[help\]](#)

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Scatter Creek is adjacent to several parcels zoned P/SP

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Future development may be constructed within 200 feet of the described waters. If proposed, these developments will go through environmental review, if applicable.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None anticipated.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

None anticipated.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No development within the 100-year floodplain is proposed as part of this amendment.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

None anticipated.

b. Ground Water: [\[help\]](#)

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

None anticipated.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None anticipated.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

No development is proposed as part of the update. Future development within the P/SP zone will be constructed and accommodate stormwater runoff on a project by project basis according to Tenino development code.

2) Could waste materials enter ground or surface waters? If so, generally describe.

None anticipated.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

None anticipated.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

None anticipated.

4. **Plants** [\[help\]](#)

a. Check the types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

None anticipated.

c. List threatened and endangered species known to be on or near the site.

There are no known listed, proposed, or candidate threatened or endangered species within the city limits that would be affected by this ordinance.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

None anticipated.

- e. List all noxious weeds and invasive species known to be on or near the site.

Noxious weeds and invasive species will be evaluated on a case by case basis.

5. Animals [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:
 mammals: deer, bear, elk, beaver, other:
 fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site.

None known.

- c. Is the site part of a migration route? If so, explain.

The entire western side of the State of Washington is part of the Pacific Flyway.

- d. Proposed measures to preserve or enhance wildlife, if any:

No measures are proposed as part of this code update. However, habitat enhancement measures as required by regulatory agencies will be addressed on individual project levels if required.

- e. List any invasive animal species known to be on or near the site.

None known.

6. Energy and Natural Resources [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

None anticipated.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

None anticipated.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

None anticipated.

7. **Environmental Health** [\[help\]](#)

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

1) Describe any known or possible contamination at the site from present or past uses.

None.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None known.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None known.

4) Describe special emergency services that might be required.

None known.

5) Proposed measures to reduce or control environmental health hazards, if any:

None anticipated.

b. *Noise*

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Future development will be constructed adjacent to roadways and be subject to traffic noise.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Future improvements will generate construction noise. The construction period for improvements will vary. Construction work is expected to occur between the hours of 7:00 AM and 6 PM, Monday through Friday. No long-term noise impacts are expected from the proposed text amendments.

3) Proposed measures to reduce or control noise impacts, if any:

Future development utilizing the code updated will be subject to Tenino's noise ordinance.

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.
Land Uses on the properties designated P/SP are public or institutional uses and residential zones and uses are adjacent to some of these parcels.
- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?
No agricultural or forest land of long-term significance will be converted to other uses because of this proposal. The proposal allows an industrial use that is related to agricultural operations and businesses.
- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:
None anticipated.
- c. Describe any structures on the site.
Structures on property zoned P/SP include schools, utility buildings and other publicly owned structures. No structures are proposed as part of this text amendment.
- d. Will any structures be demolished? If so, what?
No structures are to be demolished as part of this text amendment.
- e. What is the current zoning classification of the site?
The affected area is Public/Semi-Public (P/SP)
- f. What is the current comprehensive plan designation of the site?
Public/Semi-Public
- g. If applicable, what is the current shoreline master program designation of the site?
The Shoreline Master Program generally designated portions of Scatter Creek adjacent to properties zoned P/SP as Urban Conservancy.
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
No development is proposed as part of this ordinance update. Future development utilizing the proposed text amendments will be subject to Tenino's Critical Areas Ordinance.
- i. Approximately how many people would reside or work in the completed project?
Unknown. This will be determined at the time of future development and future SEPA review.

j. Approximately how many people would the completed project displace?

Unknown. This will be determined at the time of future development and future SEPA review.

k. Proposed measures to avoid or reduce displacement impacts, if any:

None anticipated.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The proposed development code updates include development standards for livestock processing facility uses using the conditional use permit process to ensure compatibility with adjacent uses and on site.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

The proposed development code updates include performance standards for livestock processing facilities using the conditional use permit process to ensure compatibility with existing and adjacent uses.

9. *Housing* [\[help\]](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

The proposed code updates will not directly provide housing.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None

c. Proposed measures to reduce or control housing impacts, if any:

None

10. *Aesthetics* [\[help\]](#)

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

This proposal is a non-project text amendment. No structures are proposed as part of this change.

b. What views in the immediate vicinity would be altered or obstructed?

This proposal is a non-project text amendment. No structures are proposed as part of this change.

b. Proposed measures to reduce or control aesthetic impacts, if any:

This proposal is a non-project text amendment. All proposed livestock processing facilities will be subject to a conditional use permit to ensure potential impacts are addressed and mitigated per the Tenino code and state regulations.

11. *Light and Glare* [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
None anticipated.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
No
- c. What existing off-site sources of light or glare may affect your proposal?
None
- d. Proposed measures to reduce or control light and glare impacts, if any:
This proposal is a non-project text amendment. All proposed livestock processing facilities will be subject to a conditional use permit to ensure potential impacts are addressed and mitigated per the Tenino code and state regulations.

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?
The Tenino area includes parks, trails, and open spaces that are used for recreation.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
No
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
None.

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.
While much of downtown Tenino is within a listed historical area and guided by limitations and guidelines to development.
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.
None known.
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.
None known.
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

None anticipated.

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The City of Tenino is accessed via Interstate 5 and various City roads to the north, south, and east.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

No. The nearest transit stop is 10 miles to the north in Tumwater.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

None.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No new improvements are proposed as part of this code update. The text amendments will guide where new development is required.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

Not Applicable

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Not Applicable

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

Not Applicable

- h. Proposed measures to reduce or control transportation impacts, if any:

Not Applicable

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

The Public/Semi-Public zoning areas are already served by all necessary public services, including fire, police, transit, schools, healthcare, and utilities. No additional needs are anticipated.


- b. Proposed measures to reduce or control direct impacts on public services, if any.
Not Applicable

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____
Electricity, gas, telephone, sewer and water are available within the city of Tenino.
- b. Describe the utilities that are proposed for the project, the utility providing the service,
and the general construction activities on the site or in the immediate vicinity which might
be needed.
None.

C. Signature [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 
 Name of signee Dan Penrose
 Position and Agency/Organization Planner, City of Tenino
 Date Submitted: January 19, 2024

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

- 1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?
No such increases are anticipated as a result of this ordinance.

Proposed measures to avoid or reduce such increases are:
Not Applicable

- 2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The proposed text amendment is not expected to significantly impact plants, fish, animals or marine life.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Not Applicable

3. How would the proposal be likely to deplete energy or natural resources?

Not Applicable

Proposed measures to protect or conserve energy and natural resources are:

Not Applicable

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Impacts to such areas are not anticipated.

Proposed measures to protect such resources or to avoid or reduce impacts are:

Not Applicable

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

All future development under this code update will be consistent with the Tenino Municipal Code, Public Works Standards, and Shoreline Master Programs.

Proposed measures to avoid or reduce shoreline and land use impacts are:

Not Applicable

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Unknown at this time.

















Proposed measures to reduce or respond to such demand(s) are:

The city will respond to such demand through existing land use and other development regulations within the Tenino Municipal Code, the Tenino Public Works Standards, and Building Codes.

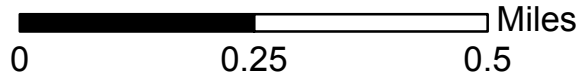
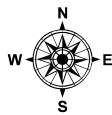
7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The proposed code amendments will not be in conflict with local, state or federal laws or requirements for the protection of the environment.

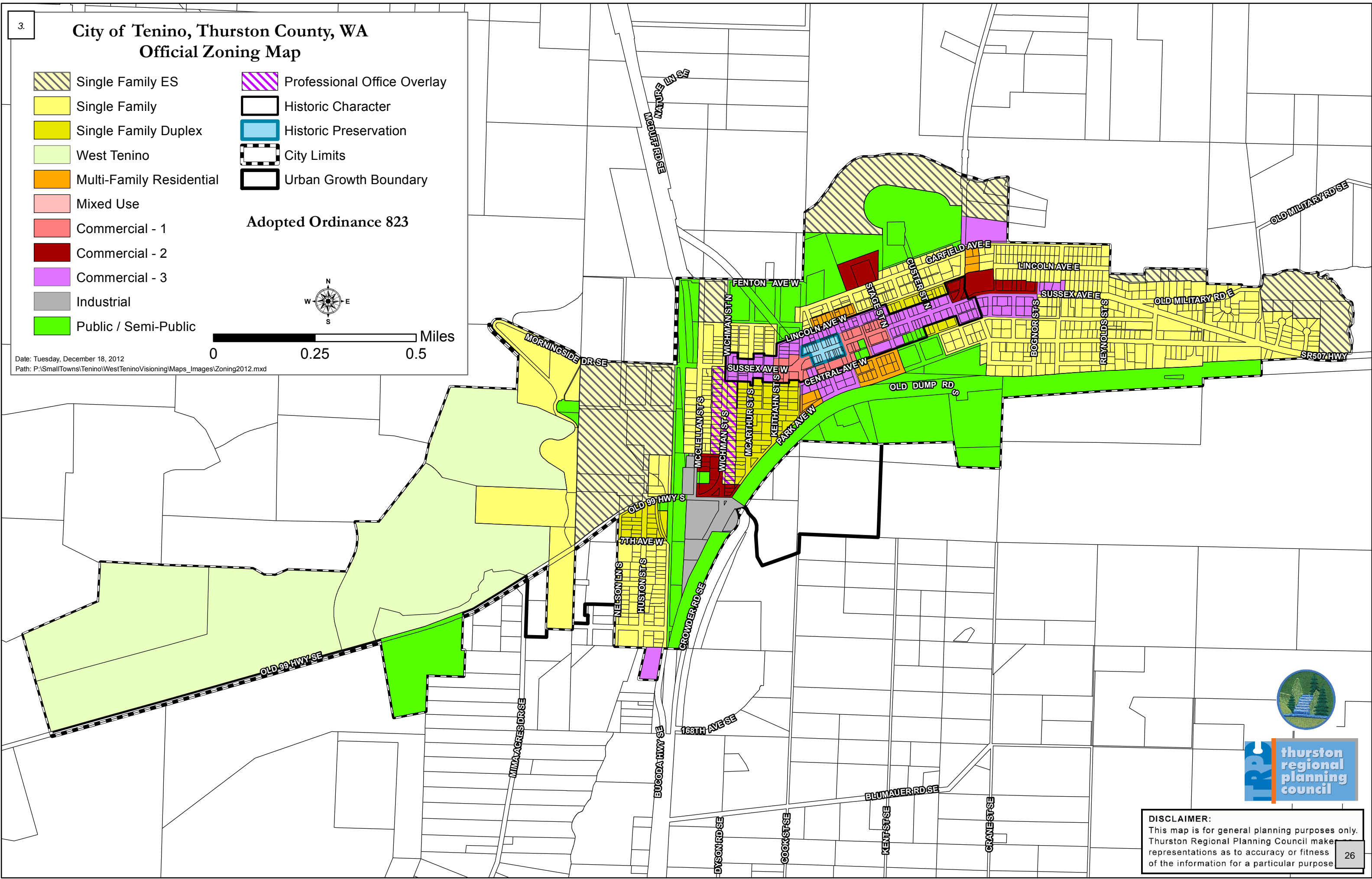
City of Tenino, Thurston County, WA Official Zoning Map

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

Adopted Ordinance 823



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



thurston regional planning council

DISCLAIMER:
This map is for general planning purposes only. Thurston Regional Planning Council make representations as to accuracy or fitness of the information for a particular purpose.

City of Tenino

Washington

149 Hodgen Street South PO Box 4019 Tenino, WA 98589 (360) 264-2368

STATE ENVIRONMENTAL POLICY ACT DETERMINATION OF NONSIGNIFICANCE

Issuance Date: January 22, 2024

Lead Agency: City of Tenino

Agency Contact: Dan Penrose, AICP, City Planner / dan.penrose@scjalliance.com / (360) 352-1465

Agency File Number: TXT 2024-001

Description of Proposal:

Review and consideration of a text amendment to the City of Tenino Municipal Code to modify the list of uses on the Use Schedule, TMC 108.40.010 to add "Livestock Processing Facility" and require a Conditional Use Permit issued by the City on property zoned Public/Semi-Public. Included in this change is the addition of new performance standards at 108.30.125.F.1.f. for a livestock processing facility.

Location of Proposal:

City of Tenino city limits

Proponent:

City of Tenino

SEPA Environmental Review:

The City of Tenino, acting as lead agency for this proposal, has determined this proposed nonproject action will not have probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the City. The proposal may include mitigation measures under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared.

















Responsible Official:

Dan Penrose, AICP, City Planner
(360) 352-1465 / dan.penrose@scjalliance.com
PO Box 4019, Tenino, WA 98589

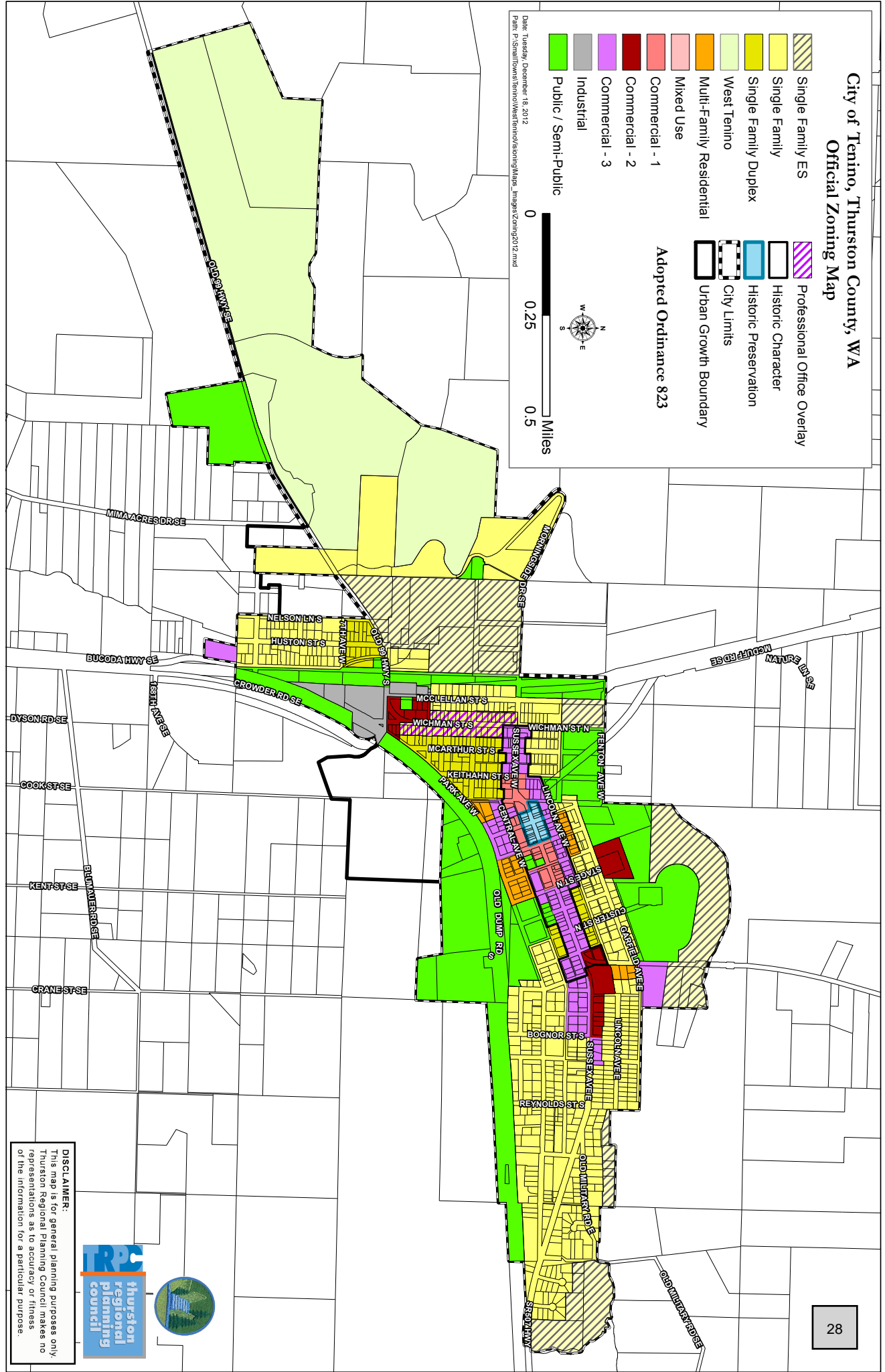
Signature  _____ Date 01/22/2024 _____

This DNS is issued under WAC 197-11-340(2); the City will not act on this proposal for 15-days from the date of publication. Comments are due by February 7, 2024. The complete application, supporting materials and environmental checklist are on file with the City of Tenino and are available to the public upon request during regular business hours. Any person(s) may comment on the proposal, in writing, via mail or email at the addresses above. You may appeal this determination to City of Tenino. All appeals must be filed in writing, with the appropriate fee, by 5:00 pm on February 7, 2024. You should be prepared to make specific factual objections. If you have any questions regarding the SEPA or appeal processes please contact the Responsible Official.

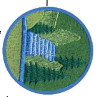
City of Tenino, Thurston County, WA Official Zoning Map

-  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:\Shelton\Town\West\tenino\soning\kgl\map_images\Zoning2012.mxd



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.



City of Tenino

Washington

TMC 108.30.125.F. *Performance standards.*

1. *Farm animals.* The following performance standards apply to farm animals:

e. *Slaughtering.* Farm animals such as cows, sheep, goats, and other livestock are permitted to be slaughtered in any zoning district (~~except public~~) provided that if a firearm is to be used for dispatch of farm animals within the city limits, and prior to the use of a firearm, the city police department shall be notified.

-----NEW TEXT-----

f. *Livestock Processing Facility.* Livestock processing facility uses which involve the production of animal products, or slaughtering of animals to be sold to others, or to be used in making meat products on the same premises, must operate in accordance with county, state and federal health and safety regulations. Examples include fat rendering, meat packing plants, livestock slaughter and processing, slaughterhouses. Facilities shall be designed, located, established and operated in full consideration to their proximity to all adjacent uses, their effect upon adjacent and surrounding properties, to the reduction of noise, odor, dust, and other similar nuisance factors, and in accordance with the following standards:

1. Slaughter of animals shall take place inside a closed building in a confined area.
2. The main vehicular entrance to the facility must be located on a state highway, county road, or City arterial street. Access shall not be permitted through a residential area.
3. The Conditional Use Permit application submittal shall include a facility management plan which addresses strict conformance with all federal and state laws for the licensing and operation of such facilities. The facility management plan should include, at a minimum:
 - a. Waste disposal plan that is in accordance with all applicable laws and regulations. This is meant to include, but is not limited to, all sewage, processed and unprocessed animal parts, entrails, blood, hides, bones, and wash water. Manure from holding areas shall be removed from the site daily or stored in a manner to control odor consistent with TMC 108.60.060.
 - b. Parking plan showing off-street parking sufficient to handle all customers, employees, trucks, or transport vehicles shall be provided. Parking for all traffic utilizing the business shall be provided for on site, and off public roads and other easements. All loading and unloading areas shall be screened from view from adjacent properties and public streets.
 - c. Noise plan showing that levels shall not exceed City standards found in TMC Section 8.72 and TMC 108.60.040.

- d. Site plan to scale showing exterior storage areas, including animal storage areas, and vehicle and trailer storage and distances to property lines. These setbacks may be increased based on considerations and characteristics of adjacent uses and prevailing wind direction.
- e. Traffic impact analysis that documents potential traffic impacts of the proposed development.
- f. Operational analysis, including maximum area (indoor, outdoor, or combination thereof) for the keeping or slaughtering of animals, hours of operation, expected durations that live animals will be present on the site, and number of employees.

-----USE TABLE AMENDMENT-----

TMC 108.40.010. Use schedule.

USE SCHEDULE											
Key: Y = Use allowed without use permit C = Conditional Use Permit required PF = Public Facilities Use Permit required						A = Administrative Use Permit required (PO) = Only allowed in the PO Overlay — = Use not allowed					
* = Use that was legally established prior to November 13, 2012 is allowed to continue as an allowed conforming use. No new uses are allowed in the zone.											
Use Category	Residential Zones				Nonresidential Zones				Special Purpose Zones		Def/Std
Specific Use	SF-ES	SF	SF-D	MF	C1	C2	C3	I1	P/SP	WT	
Industrial Uses											108.40.090.
Livestock Processing Facility	—	—	—	—	—	—	—	—	C	—	108.30.125.F.



COUNTY COMMISSIONERS

Carolina Mejia, District One
 Gary Edwards, District Two
 Tye Menser, District Three
 Wayne Fournier, District Four
 Emily Clouse, District Five

**COMMUNITY PLANNING &
 ECONOMIC DEVELOPMENT DEPARTMENT**

Creating Solutions for Our Future

Joshua Cummings, Director

Dear Mr. Dan Penrose and Ms. Jen Scharber,

The Thurston County Community Planning and Economic Development Department (CPED) was recently notified of an amendment proposal to update Tenino Municipal Code (TMC) 108.40.010 and TMC 108.30.125.F to allow livestock processing facilities through a Conditional Use Permit in the Public/Semi-Public zoning district.

As part of Tenino’s consideration of this amendment we wanted to share findings from a recent study Thurston County helped fund utilizing livestock producer engagement titled “Meat Production and Processing Infrastructure and Labor Study in The Central and South Puget Sound Region.” This comprehensive study published July 18, 2023 identified barriers to long-term viability of our region’s livestock producers, including the lack of both slaughter and cutting and wrapping (processing) facilities in the south Puget Sound. The study further identified Thurston County—and specifically Tenino--as a priority location for a new livestock processing facility given its proximity to 78 local producers and readily available state highway access.

Based on the findings from this recent study, the amendment proposal to allow livestock processing facilities at the SW Agriculture Business and Innovation Park would address identified barriers to agricultural producers in both Thurston County and the broader south Puget Sound. Thank you for your consideration of our comments.

Kevin Jensen
 Agriculture Community Program Manager
 Community Planning and Economic Development
 Thurston County

Tenino Planning Commission

RE: Rezone at the Ag Business Park

We support, and encourage you to approve the rezoning at the Ag Business Park. This rezone will then allow for the processing of locally raised beef and pork. We have been in the cattle business for many years, my great grandfather was raising beef in the Tenino area since the 1840's. Being able to direct market our beef to local consumers is essential for us to continue our business and to grow to meet local demand. It is imperative that a local, USDA inspected processor be available to meet the need for locally raised beef and pork.

A local processor will assure that animals are being handled appropriately and reduce stress, keep costs in line, and provide local employment.

Please approve the rezone request for the Ag Business Park.

Sincerely,

Fred Colvin

Katherine Colvin

Feb. 5, 2024



Fay Farm and Ranch
Chehalis, WA

February 5, 2024

City of Tenino
149 Hodgen Street South
Tenino, WA
98589

Re: Municipal Code Amendment
TMC108.40.010 and TMC 108.30.125.F
Allowance of Livestock Processing Facilities

Dear City of Tenino Planning Commission,

Fay Farm and Ranch supports the amending of municipal codes that would allow a USDA meat processing facility at the Southwest Washington Agricultural and Business Innovation Park.

The Fay Family has lived and farmed in the Adna area of the Chehalis River Valley since 1862. We hope to continue this tradition for decades to come. In my life I have watched the decline of local agriculture brought on by urban growth, government regulations, and many producers have lost the will to survive. Agriculture operations face many infrastructure challenges in our region, one of the most notable is livestock processing. This lack of USDA processing forces producers like us to settle for the least profitable options for selling our livestock. Our region has an ideal climate for growing an abundance of forage and raising high-quality grass-fed beef. We just don't have the infrastructure to support the processing and distribution of local meat.

I encourage you to help make agriculture in Southwest Washington viable and sustainable by amending your municipal codes. If you have any questions, please do not hesitate to contact me.

Sincerely,

Jacob R. Fay

Jake Fay
Fay Farm and Ranch
(360) 269-6077



February 2, 2024

City of Tenino
149 Hodgen Street South
Tenino, WA
98589

Re: Municipal Code Amendment
TMC108.40.010 and TMC 108.30.125.F
Allowance of Livestock Processing Facilities

Dear City of Tenino Planning Commission,

I am writing to express the support of the Southwest Washington Grower's Cooperative for amending municipal codes to allow the building of a USDA meat processing facility at the Southwest Washington Agricultural and Business Innovation Park.

Our farmer owned cooperative supports agriculture producers in Thurston, Lewis, Grays Harbor, Pierce, and Skagit Counties. The lack of USDA processing capabilities in the region leaves our livestock producers with minimal options for processing. This in turn creates a narrow marketing and distribution opportunity for local meat, which results in an economic loss for the entire region. Amending municipal codes and supporting a processing facility will no doubt increase the sustainability and viability of agriculture across Southwest Washington.

The Southwest Washington Grower's Cooperative is proud to support the development of USDA meat processing facilities that will enhance agriculture in the region.

Thank you for supporting this regional agricultural infrastructure and economic development opportunity that will fill a compelling need within this low-income, underserved, and rural area.

If you have any questions, please do not hesitate to contact me.

Sincerely,

David Fenn

David Fenn
President, Board of Directors
SW WA Grower's Cooperative
Cell: 360-520-5056
PO Box 130
Curtis, WA 98538

COLVIN RANCH

16816 Old Highway 99 SE • Tenino, Washington • 98589

February 7, 2024

City of Tenino
Attn: Dan Penrose, City Planner
149 Hodgden Street South
Tenino, WA 98589

Dear City of Tenino Planning Commission,

I am writing in support of the amendment to Tenino Municipal Code (TMC)108.40.010 and TMC 108.30.125.F to allow livestock processing facilities in areas currently zoned Public/Semi-Public.

This amendment would allow a USDA processing facility to be built at the Southwest Washington Agricultural and Business Innovation Park, fulfilling a long-standing need for the infrastructure our community needs to create strong local food systems.

Other local ranchers have shared with you their personal stories about the challenges they face due to the lack of USDA meat processing facilities in our region, and the impact this has had on their ability to supply locally-raised meat to the community. These challenges have also been extensively documented in various regional studies. At Colvin Ranch, we have experienced the same challenges for decades.

We now have an opportunity to change things for the better - for both our local ranchers and our local community. The Ag Park was conceived of as a way to fill the gaps in regional infrastructure that the local agriculture industry needs to increase local food production, making our region more self-sufficient.

Aligned with this, Colvin Ranch is committed to investing in building and managing a USDA meat processing facility at the Ag Park to serve our local ranchers. Rather than shipping animals to Oregon or Eastern Washington, our local ranchers will be able to process their animals here and make their products available to the community, increasing the availability of local meat and decreasing costs for both ranchers and consumers.

We have a long way to go, but this is a critical first step. Thank you for your consideration of how we can work together to make agriculture sustainable in our community.

Sincerely,

A handwritten signature in black ink that reads "Jennifer Colvin". The signature is written in a cursive, flowing style.

Jennifer Colvin
Owner, Colvin Ranch
(360) 339-8465

From: Ron Nelson <ron3624@yahoo.com>

Sent: Tuesday, February 6, 2024 7:05 PM

To: dan.penrose@scjalliance.com

Subject: Ag Park

I encourage the city to proceed with meat processing plant at Ag Park.

It is very important to us to have a local site to process animals.

Sorry a conflict keeps me from appearing

in person

Ron Nelson

Nelson Family Ranch.

[Sent from Yahoo Mail for iPhone](#)

February 7, 2024

City of Tenino
149 Hodgen Street South
Tenino, WA
98589

Re: Municipal Code Amendment
TMC108.40.010 and TMC 108.30.125.F
Allowance of Livestock Processing Facilities

Dear City of Tenino Planning Commission,

On behalf of the Northwest Agriculture Business Center (NABC), I am writing to express support for amending municipal codes to allow the building of a USDA meat processing facility at the Southwest Washington Agricultural and Business Innovation Park.

NABC provides farmers with the skills and resources required to profitably and efficiently supply their products to consumers, retailers, wholesalers, food service operators and food manufacturers. Our mission is to improve the economic viability of the agriculture industry throughout the region by providing business resources to new or existing businesses. A frequent obstruction to the economic viability of agriculture in Southwest Washington is the lack of USDA meat processing infrastructure.

I encourage the City of Tenino to make decisions that ensure local farmers have an opportunity to have their meat processed locally. This is more than a win for local producers, it is also a win for our communities to have an opportunity to access a truly local product.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Mike Peroni

Michael Peroni
Executive Director
Northwest Agriculture Business Center
www.agbizcenter.org
Office: [360-336-3727](tel:360-336-3727)
Cell: 360-880-1785

Hello, my name is Olivia Raine and I am a local meat producer and consumer. I would like to add my support to amending the zone codes to allow livestock processing facilities to be built and utilized by regional producers. Processing facilities are the worst bottle neck in our food system. Amending the zoning would allow our regional food system to operate more robustly. Thank you for your time.

Best,

Olivia Raine

oliviaraine24@gmail.com

City Planner Dan Penrose,

I am writing to express my full support for the proposed amendment to Tenino Municipal Code (TMC) 108.40.010 and TMC 108.30.125.F, which would allow livestock processing facilities in areas currently zoned Public/Semi-Public with a Conditional Use Permit issued by the City.

As a local cattle producer, I understand the importance of having access to USDA meat processing facilities. Currently, the lack of such facilities in our area poses significant challenges for livestock producers like myself. Without adequate processing facilities nearby, we are forced to transport our animals long distances, which not only adds to our operational costs but also causes unnecessary stress to the animals.

The proposed USDA meat processing facility at the Ag Park would not only address these challenges but also provide numerous benefits to our community. By allowing for a public-private partnership, with the City providing the necessary site infrastructure and private investors like Colvin Ranch contributing to the build-out of the facility, we can create a sustainable solution that benefits both producers and consumers alike.

Having a local USDA meat processing facility would not only support the growth and viability of our local agriculture industry but also promote food security and economic development in our community. It would provide opportunities for job creation, stimulate local economic activity, and strengthen our agricultural infrastructure.

Furthermore, by promoting local meat processing, we can reduce our dependence on large-scale industrial facilities, which often prioritize efficiency over quality and sustainability. A local facility would allow for greater transparency and accountability in the meat supply chain, ensuring that consumers have access to high-quality, locally sourced products.

In conclusion, I urge the Tenino Planning Commission to approve the proposed amendment to TMC 108.40.010 and TMC 108.30.125.F, allowing for the establishment of a USDA meat processing facility at the Ag Park. This initiative has the potential to positively impact our community for generations to come and deserves our full support.

Thank you for considering my perspective on this important matter.

Respectfully,

Ed Gregory

Farmer/Rancher

The Bowed G Family Farms

edg@bowedg.com

6621 State Highway S. 507

Tenino, WA

98589

