

City of Tenino

149 Hodgen Street South
Tenino, WA 98589

Planning Commission
Saturday, October 09, 2021 at 10:00 AM

Agenda

CALL TO ORDER

HOUSEKEEPING

1. Recommended Action: Approve Agenda as presented
- 2. Recommended Action:** Approve Meeting minutes from the 9/8/2021 regular planning commission meeting.

PUBLIC COMMENT

REPORTS

PUBLIC HEARINGS

UNFINISHED BUSINESS

- 3.** City of Tenino Planning Commission walk about

NEW BUSINESS

ADJOURN

File Attachments for Item:

2. Recommended Action: Approve Meeting minutes from the 9/8/2021 regular planning commission meeting.

Planning Commission
Wednesday, September 08, 2021

Minutes

CALL TO ORDER

Chair Rutherford called the meeting to order at 6:00pm with

PRESENT

Commissioner William Rutherford

Commissioner Erin Konrady

Commissioner Cory Mounts

Commissioner Alex Murray

HOUSEKEEPING

1. Minutes of the 6/9/2021 Planning Commission Meeting.

Recommended Action: Move to approve the 6/9/2021 Planning Commission Meeting minutes

Motion made by Commissioner Konrady, Seconded by Commissioner Mounts.

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

Murray.

Motion passes 4/0

PUBLIC COMMENT

PUBLIC COMMENT :None

REPORTS

REPORTS: None

PUBLIC HEARINGS

PUBLIC HEARINGS: None

UNFINISHED BUSINESS

UNFINISHED BUSINESS: None

NEW BUSINESS

2. Dan Penrose on Workplan for Fall 2021 and into 2022

Dan Penrose spoke to the commission regarding city planning updates moving into 2022, Lemon Hill development project is dissolved due to pocket gopher protection and water rights being for irrigation and not residential.

3. Evaluate city alleys and unimproved rights-of-way for the purposes of vacating/surplusing them to adjacent properties

Recommended Action: Evaluate city alleys and unimproved rights-of-way for the purposes of vacating/surplusing them to adjacent properties

Planning commission to hold a walk about meeting through Tenino to evaluate city alleys and unimproved rights-of-way for the purposes of vacating/surplusing them to adjacent properties. This meeting will take place 10/9/2021 at 10:00am.

4. Housing action plan grant to help the City inventory land suitable for increasing the housing supply.

Planner Penrose discussed the application as well as submitted it with the approval of the commission.

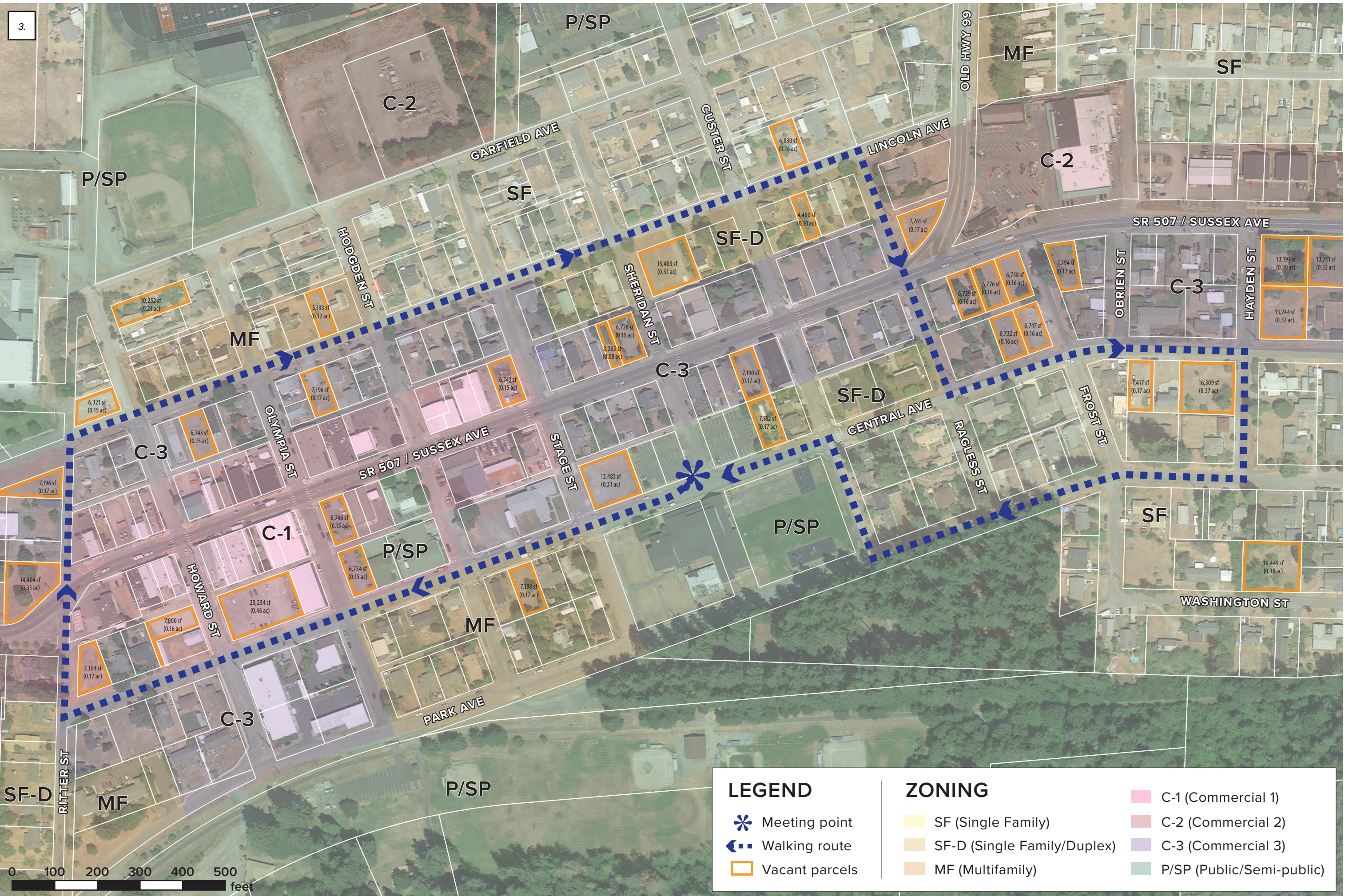
ADJOURN

Meeting Adjourned at 6:49pm

3.

File Attachments for Item:

3. City of Tenino Planning Commission walk about



LEGEND		ZONING	
	Meeting point		C-1 (Commercial 1)
	Walking route		SF (Single Family)
	Vacant parcels		SF-D (Single Family/Duplex)
			C-2 (Commercial 2)
			C-3 (Commercial 3)
			MF (Multifamily)
			P/SP (Public/Semi-public)

3. Definitions

Accessory dwelling unit (ADU): A dwelling unit that is secondary to a principal use of the property (TMC 108.40.110(B)).

- » *Includes:*
 - » Employee apartment.
 - » Caretaker's quarters.
 - » Mother-in-law suite.
 - » Guesthouse.
- » *Standards:*
 - » One ADU is allowed per lot of record.
 - » ADUs are not included in residential density calculations.
 - » The maximum size of an ADU is 1,000 sq. ft. of habitable floor area.
 - » The ADU must closely match the principal use's design, color scheme, and roof materials whether attached to or detached from the principal structure.

Attached single-family unit: A residential unit occupied by not more than one family that is connected to at least two other dwelling units or nonresidential units by one or more common walls.

- » *Includes:*
 - » Attached townhouse unit.
 - » Condominium.
 - » Triplex, quadruplex, etc.
 - » Apartment.
- » *Does not include:*
 - » Single-family units attached to accessory dwelling units.
 - » Duplexes.

Housing Types

The Missing Middle Housing types described on the following pages provide diverse housing options, such as duplexes, fourplexes, cottage courts, and multiplexes. These house-scale buildings fit seamlessly into existing residential neighborhoods and support walkability, locally-serving retail, and public transportation options. They provide solutions along a spectrum of affordability to address the mismatch between the available U.S. housing stock and shifting demographics combined with the growing demand for walkability.

The majority of Missing Middle Housing types have 4-8 units in a building, or 4-8 units on a lot in the case of a cottage court. Most Missing Middle building

Detached single-family unit: A single residential unit occupied by not more than one family having no roof, wall, or floor in common with any other residential unit or nonresidential unit (TMC 108.40.040(B)).

- » *Includes:*
 - » Single-family units attached to accessory dwelling units.
 - » Individual manufactured homes and modular homes, when sited on a permanent foundation in accordance with Tenino's building code.
- » *Does not include:*
 - » Mobile homes.
 - » Individual manufactured homes and modular homes when not sited on a permanent foundation.
 - » Recreational vehicles, park trailers and travel trailers.

Duplex: Two residential units, each occupied by not more than one family, that are connected to each other by one or more common walls.

- » *Does not include:*
 - » Attached single-family units.
 - » Townhouse.
 - » Condominium.
 - » Single-family units attached to accessory dwelling units.

Missing Middle Housing: A range of house-scale buildings with multiple units—compatible in scale and form with detached single-family homes—located in a walkable neighborhood. Identified by Daniel Parolek in the book *Missing Middle Housing* (2020) and website missingmiddlehousing.com.

types are 2 to 2.5 stories in height, with the exception of the cottage court at 1.5 stories. They have a maximum of one off-street parking space per unit.

Upper Missing Middle Housing types typically have 12 units per building, with a maximum of 19 units. These are typically deeper buildings, and 3-4 stories in height. These buildings should be treated as a separate category of Missing Middle, and used very carefully in low-to-moderate intensity neighborhoods or more liberally in higher intensity neighborhoods. Carriage houses (also known as Accessory Dwelling Units or ADUs) are not a Missing Middle housing type but can be a useful tool in increasing housing access and affordability without changing the community's physical character.