

City of Tenino

149 Hodgen Street South

Tenino, WA 98589

**Planning Commission Meeting
Wednesday, July 13, 2022 at 6:00 PM**

Agenda

CALL TO ORDER

1. Agenda approval of the 7/13/2022 Planning Meeting

Recommended Action: Motion to approve the agenda as presented.

HOUSEKEEPING

- [2.](#) Minutes of the regular Planning Commission meeting.

Recommended action: Move to approve the 6/15/2022 regular meeting minutes.

PUBLIC COMMENT

REPORTS

PUBLIC HEARINGS

UNFINISHED BUSINESS

- [3.](#) Temporary Occupancy Permitting

Recommended Action: Discussion

NEW BUSINESS

ADJOURN

2.

File Attachments for Item:

2. Minutes of the regular Planning Commission meeting.

Recommended action: Move to approve the 6/15/2022 regular meeting minutes.

**Planning Commission Meeting/Rescheduled
Wednesday, June 15, 2022**

Minutes

CALL TO ORDER

Co Chair Mounts called the meeting to order at 6:01 pm with

PRESENT

Commissioner Erin Conrady

Commissioner Cory Mounts

Commissioner Dave Watterson

ABSENT

Commissioners Will Rutherford & Alex Murray

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.

Motion made by Commissioner Konrady, Seconded by Commissioner Watterson.

Voting Yea: Commissioner Konrady, Commissioner Mounts, Commissioner Watterson

Motion Passes 3/0

2. Minutes of the regular Planning Commission meeting.

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

Motion made by Commissioner Watterson, Seconded by Commissioner Konrady.

Voting Yea: Commissioner Konrady, Commissioner Mounts, Commissioner Watterson

Moiton passes 3/0.

PUBLIC COMMENT

REPORTS

UNFINISHED BUSINESS

Housing Update from City Planner Dan Penrose

HAPI Grant will have us working on a mini workshop in the coming weeks as well as at the Tenino City Council retreat on June 25th. City of Tenino must update the comprehensive plan beginning in 2023 with the 2025 deadline. Grants allocated are based on population. We have discussed this many times as well as did a City Walking tour to discuss how to expand housing. The Current poulation is 1928. TRPL

has map that is virtual, shows short Platts going in off Central Ave/ Infil capacity in the City of more expansive but more affordable for the City and economic impact.

117 homes that were once projected to be on Lemon Hill will not be happening due to Gohpers in field below. Upzoning for more single housing is a good direction to start. Add new land outside boundaries. More in this to come at upcoming meetings, also see attached documents.

3. Review of Temporary Occupancy for Recreational Vehicles.

Council Member Dave Watterson Worked on creating a Temporary Occupancy permitting for Recreational Vehicles. Dave Spoke with Tenino Public works director on his thoughts and if its possible for RV's to connect to City Sewer Grinder pummps. This is something that could work, Building/ Code Enforcement said homes would need a parking pad and to follow many rules. Section B no more than 10 years old. G Not on property line and Min clearance. The thought is to only issue 5 at a time to see how it goes and make sure we can keep up with monitoring. City Planner Dan Penrose thinks there is a lot of grey area and the rules should be cleaned up a bit before heading to council for review.

PUBLIC HEARINGS

NEW BUSINESS

ADJOURN

Meeting adjourned at 7:40 pm.

File Attachments for Item:

3. Temporary Occupancy Permitting

Recommended Action: Discussion

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, *through the permitting process, methods of wastewater disposal 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. *Establishment of use can not impact neighboring properties. All City standards related to a single family dwelling shall apply unless specifically changed here.* A maximum of 1 RV or trailer is allowed 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.

3. This temporary occupancy shall be in affect for 1 year unless renewed by the City. During this year a maximum of 10 permits shall be active at any time. This policy will be reviewed 1 year after implementation to further consider any admeudments or cancellation

SW WASHINGTON AGRICULTURAL & INNOVATION PARK

A PORTION OF THE SW 1/4 OF THE NE 1/4 OF SEC. 25, T. 16N., R. 2W., W.M.,
CITY OF TENINO, THURSTON COUNTY, WASHINGTON

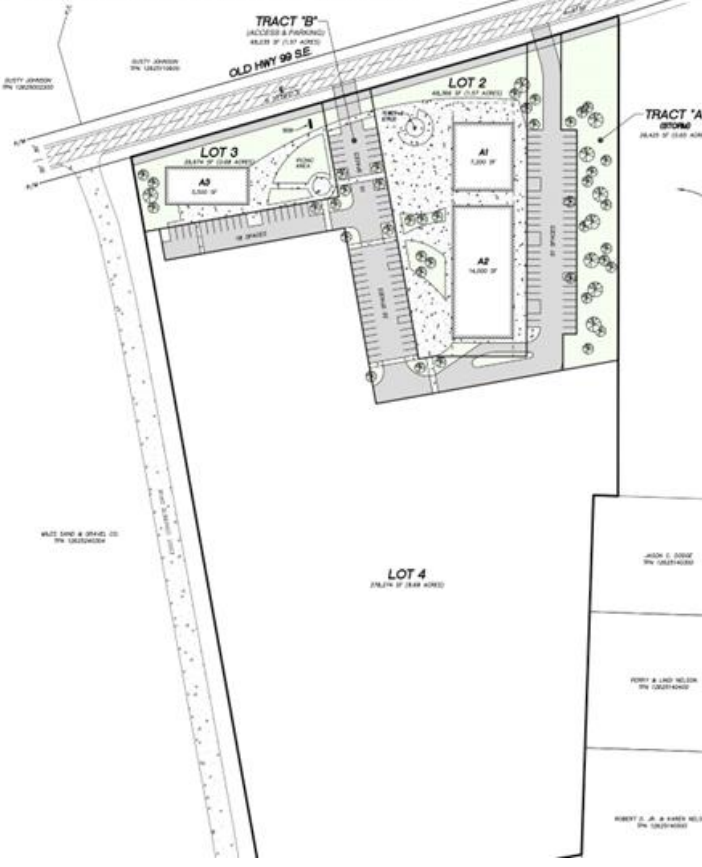
3.



- LEGEND**
- EXISTING PAVEMENT
 - EDGE OF PAVEMENT LINE
 - RIGHT OF WAY LINE
 - EXISTENT LINE
 - PROPERTY LINE
 - EXISTING DRIVE
 - EXISTING PAVEMENT
 - PROPOSED CONCRETE
 - PROPOSED PAVEMENT
 - PROPOSED LANDSCAPE

- LOT & TRACT AREAS:**
- LOT 1 = 27 ACRES
 - LOT 2 = 16.96 ACRES (7.57 ACRES)
 - LOT 3 = 16.96 ACRES (7.57 ACRES)
 - LOT 4 = 29.12 ACRES (13.48 ACRES)
 - TRACT 'A' = 16.96 ACRES (7.57 ACRES)
 - TRACT 'B' = 16.96 ACRES (7.57 ACRES)
 - TOTAL TRACTS = 102.88 ACRES

- BUILDING AREAS:**
- A1 = 1,200 SF
 - A2 = 14,000 SF
 - A3 = 1,200 SF
 - TOTAL BUILDING AREA = 16,400 SF



OWNER	DRACOMWHEEL INVESTMENT GROUP
CONSULTANT	FRANKLIN CONSULTANTS INC.
DATE	10/20/2024
SCALE	1" = 1,000'
APPROVED	[Signature]
DATE	10/20/2024
CHECKED	[Signature]
DATE	10/20/2024
DESIGNED	[Signature]
DATE	10/20/2024
PROJECT NO.	2024-001
PROJECT NAME	SW WASHINGTON AGRICULTURAL & INNOVATION PARK
CITY OF TENINO	PLANNING & DEVELOPMENT DEPARTMENT
APPROVED	[Signature]
DATE	10/20/2024

HORT PLAT EXHIBIT