

# City of Tenino

149 Hodgen Street South

Tenino, WA 98589

**Planning Commission Meeting  
Wednesday, July 10, 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 06/12/2024 meeting minutes as presented.

### **PUBLIC COMMENT**

### **REPORTS**

### **PUBLIC HEARINGS**

### **UNFINISHED BUSINESS**

3. Comprehensive plan update

### **NEW BUSINESS**

### **ADJOURN**

**File Attachments for Item:**

2. Meeting Minutes Approval

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

**Planning Commission Meeting  
Wednesday, June 12, 2024**

**Minutes**

**CALL TO ORDER**

Commissioner Rutherford convened the meeting at 6:00pm

**HOUSEKEEPING**

1. Agenda Approval

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

Motion made by Commissioner Rounsley to approve the agenda as presented with the addition of a public comment period prior to adjourning.

Motion made by Commissioner Rounsley, Seconded by Commissioner Carney.

Voting Yea: Commissioner Rutherford, Commissioner Rounsley, Commissioner Carney

2. Meeting Minutes Approval

**Recommended Action:** Motion to approve 5/15/2024 meeting minutes as presented.

Motion made by Commissioner Rounsley, Seconded by Commissioner Carney.

Voting Yea: Commissioner Rutherford, Commissioner Rounsley, Commissioner Carney

Motion passes 3-0

**PUBLIC COMMENT**

**REPORTS**

Utility/Admin Clerk Sheldon reported the grand re-opening of the pool will be Family Fun Day June 22nd.

**PUBLIC HEARINGS**

**UNFINISHED BUSINESS**

3. Comprehensive plan update

SCJ Alliance Planner Hemsworth presented the attached PowerPoint.

For the Community Survey- Priorities, the Commissioners were in agreeance to change the final point to pedestrian vs. vehicular transportation, as well as adding a public transit option.

They would also like to see examples included in the Transportation, Infrastructure and Public Facilities questions.

## **NEW BUSINESS**

### **4. Resignation of Commissioner**

**Recommended Action:** Accept the resignation of Alex Murray

Motion made by Commissioner Rounsley, Seconded by Commissioner Carney.

Voting Yea: Commissioner Rutherford, Commissioner Rounsley, Commissioner Carney

Motion passes 3-0

## **ADJOURN**

Public Comment period was opened at this time:

Jeff Eisel, 239 McArthur St S, commented on the presentation, expressing concerns of displacement. He also believes we should look into the numbers for how many ADU units could be placed to meet the needs of the TRPC requirements. If Tenino has a certain look it is wanting to maintain, perhaps we add requirements that make builders incorporate that look.

Commissioner Rutherford adjourned the meeting at 7:42pm.

**File Attachments for Item:**

3. Comprehensive plan update



# Comprehensive Plan Update

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Planning Commission

July 10, 2024

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Nonresidential Capacity

Opportunity Sites

Potential Anti-Displacement Actions

# Background

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# Background

- Tenino must plan to accommodate 231 additional units:

Income Band	2045 Housing Unit Allocation (City + UGA)	Additional Unit Capacity	Surplus/ Deficit
Low-Income (0-80% AMI)	99	148	<b>49</b>
Moderate-Income (80-120% AMI)	219	21	<b>(198)</b>
Higher-Income (>120% AMI)	211	168	<b>(43)</b>

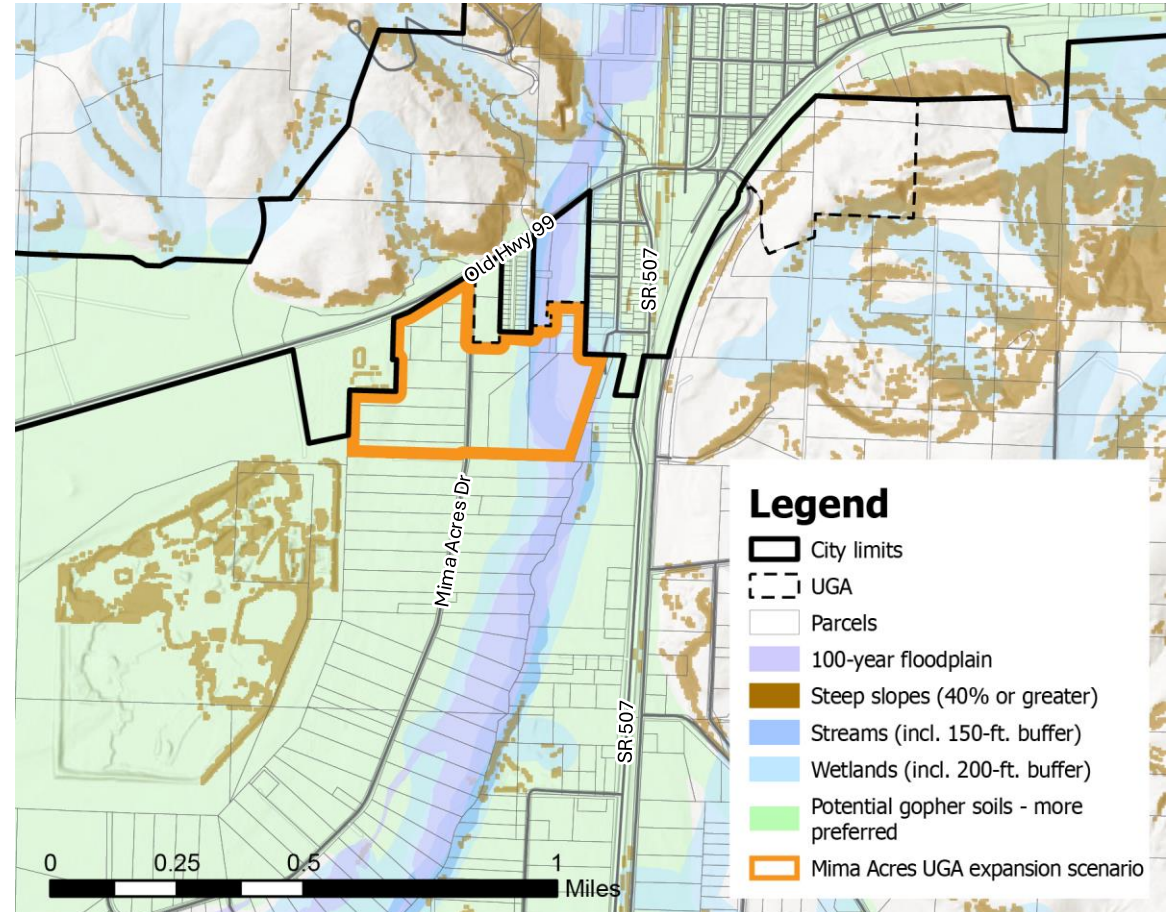
# Capacity Needs

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- We have a small surplus of Lower-Income Units (0-80% AMI)
- We need to plan for:
  - ~198 Moderate-Income Units (80-120% AMI)
  - ~43 Higher-Income Units (120%+ AMI)
- We need to consider:
  - Permanent Supportive Housing
  - Emergency Beds

# Increasing Capacity

- Two-pronged approach:  
**expansion + infill**
- Mima Acres proposed as the preferred **expansion** alternative
- Middle housing by right is preferred **infill** approach



# Infill Development

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# Accessory Dwelling Unit Capacity

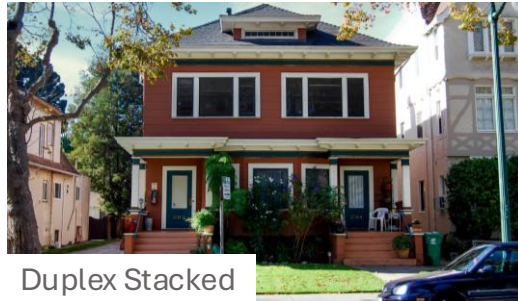
- Tenino MUST allow up to two ADUs per residential lot:
  - In all zoning districts that allow single-family homes
  - On lots that meet min. lot size requirements
- Unlikely to develop at full capacity
  - Likely a handful per year

Zone	Conforming Lots	ADU Capacity
SF-ES	16	32
SF	504	1,008
SF-D	71	142
MF	28	56
C-3	48	96
<b>Total</b>	<b>667</b>	<b>1,334</b>

# Preferred Infill Types



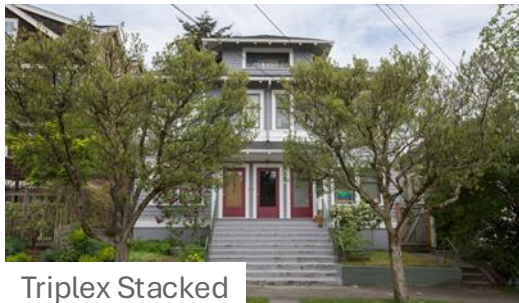
Duplex Side-by-Side



Duplex Stacked



Triplex Side-by-Side



Triplex Stacked



Fourplex



Courtyard Building



Cottage Housing



Townhouse



Multiplex - Medium

# Infill - Middle Housing Types Currently Allowed

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

Y = Use is allowed outright

A = Administrative Use Permit required

# Infill - Middle Housing Types Potentially Added

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

Y = Use is allowed outright

A = Administrative Use Permit required

**\* = when associated with SF units**



# Nonresidential Capacity

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# Nonresidential Zones

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














C-1: historic downtown Tenino, mixed use and retail/commercial

C-2: gateways and major intersections, auto-oriented

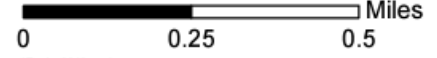
C-3: transitional area with mix of commercial and residential

I: large-scale industrial, some commercial

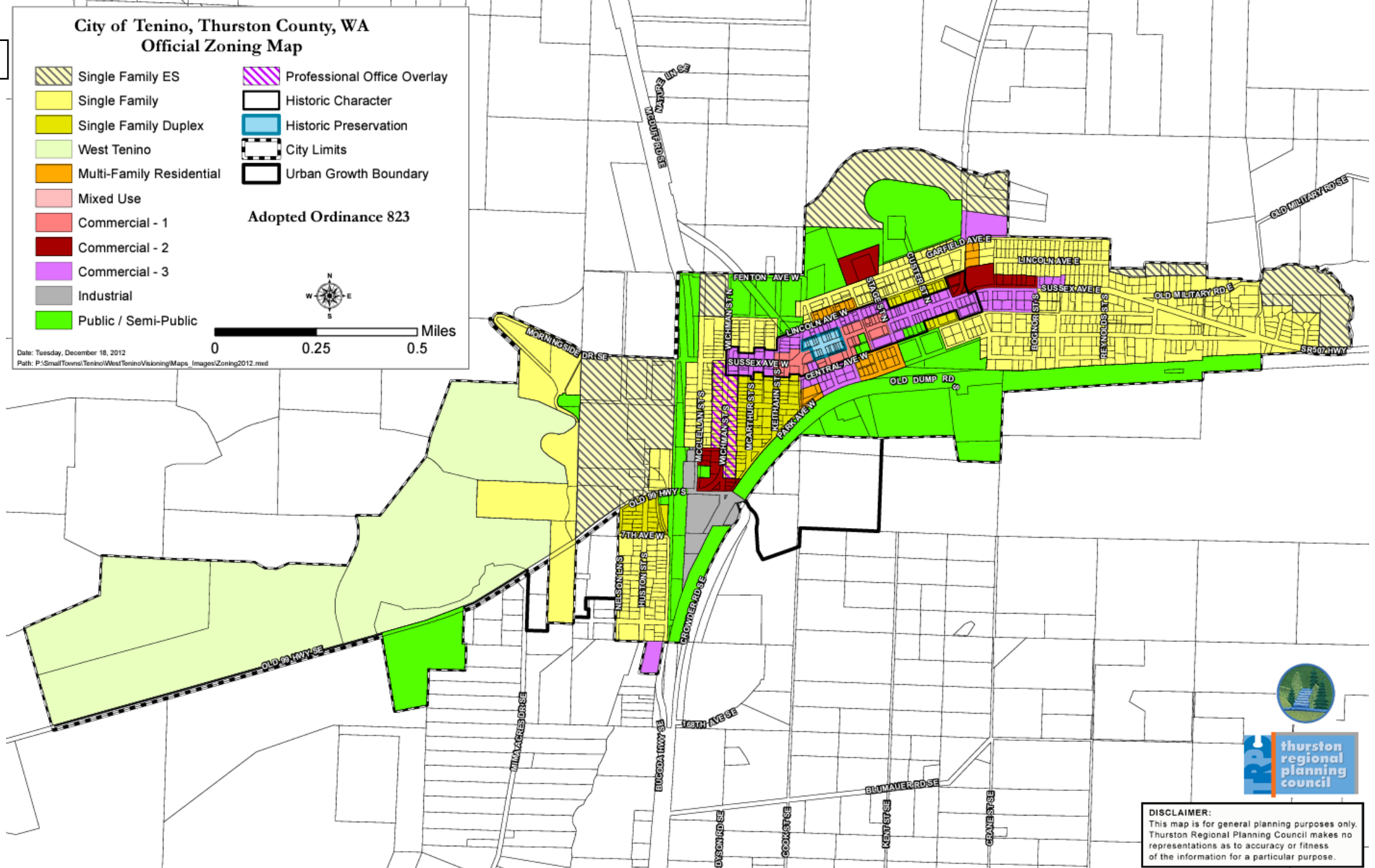
# City of Tenino, Thurston County, WA Official Zoning Map

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

Adopted Ordinance 823



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



**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.

# Nonresidential Capacity

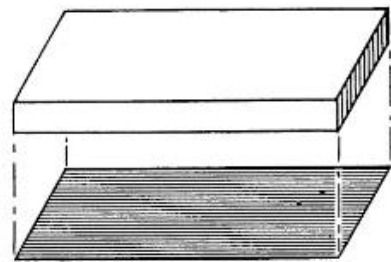
- Where will employment grow?
- Based on assumed floor-area ratios
  - Higher intensity = higher FAR
- Assumes employees/sqft per type of potential nonresidential use

Zone	Net Acres	Density	Capacity	
			Occ. Sq. Ft.	Employees
C-1	1.4	1 FAR	56,244	94
C-2	0.2	1 FAR	6,897	17
C-3	6.1	0.75 FAR	190,812	477
I	3.6	0.75 FAR	111,731	172
<b>Total</b>	<b>11.4</b>		<b>365,684</b>	<b>760</b>

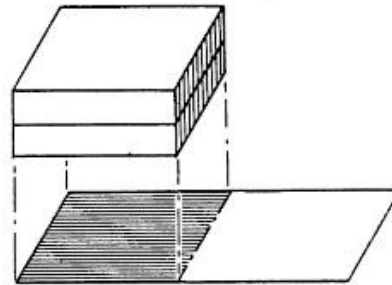
# Floor Area Ratio

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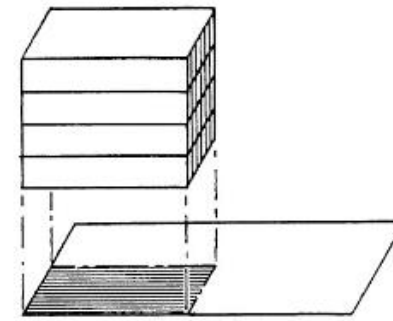
- A measure of nonresidential density
- Measures gross floor area compared to the lot size



100% LOT COVERED



50% LOT COVERED



25% LOT COVERED

F.A.R. 1.0

# Nonresidential Recommendations

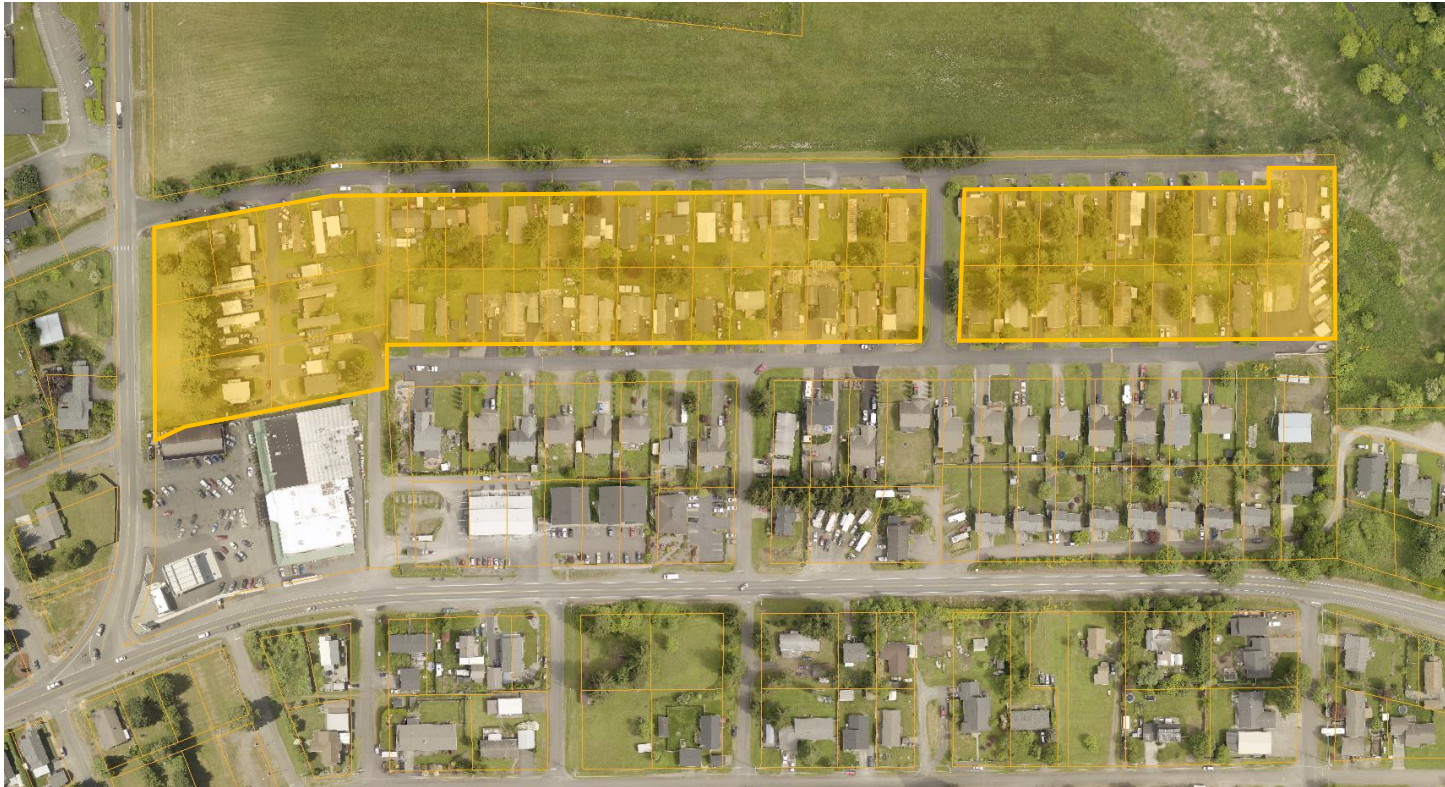
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- Redesignate portion of Ag Park to C-3 to support flexible build-out
  - Leave WWTP in Public/Semi-Public
- Consider other agencies' needs
- No major changes

# Opportunity Sites

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# Tenino Estates



- **Current Characteristics:**

- 56 units (est.) on 55 parcels
- 10.7 acres (est.)
- Split MF and SF zoning

- **Potential Capacity:**

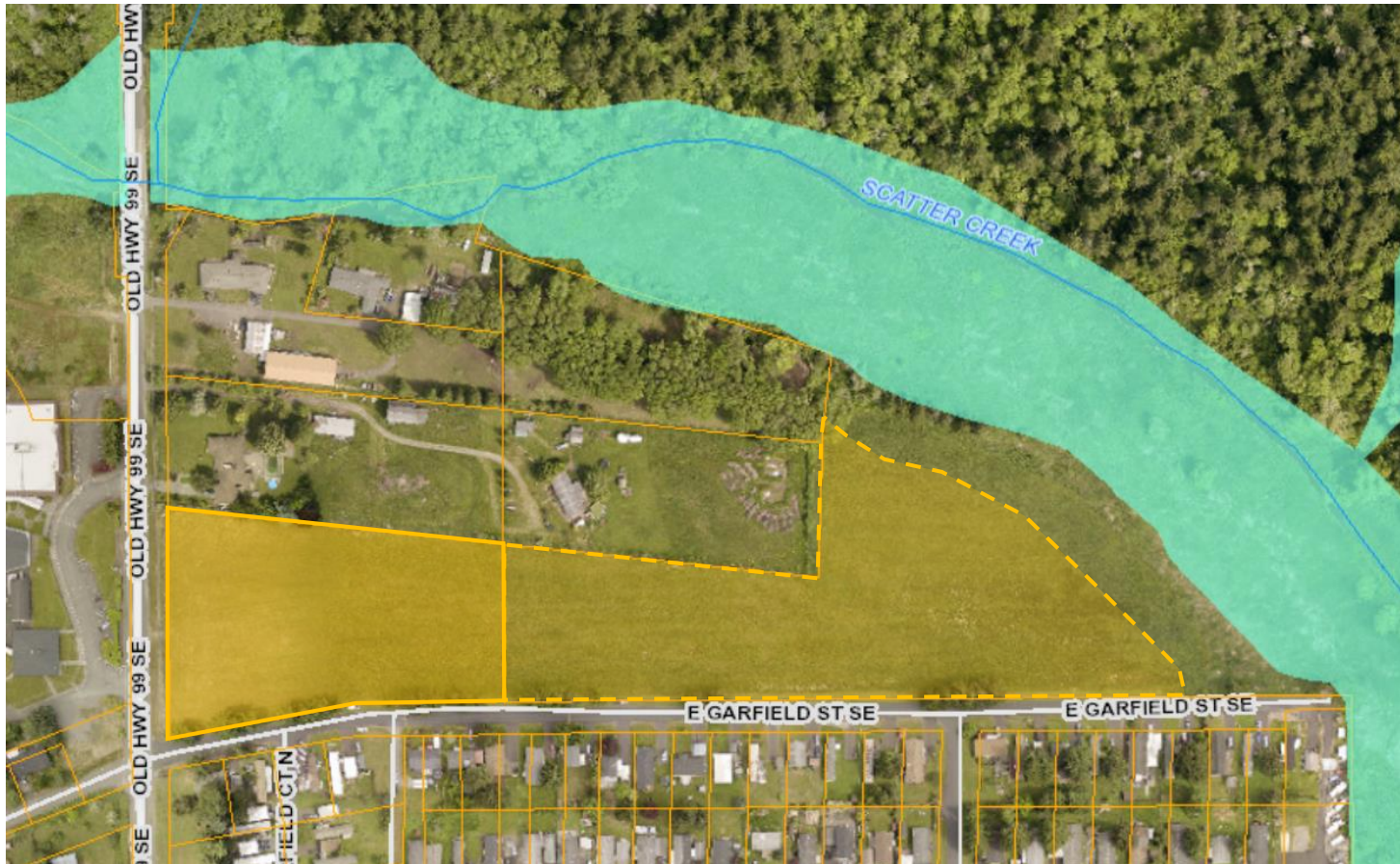
- Up to **429 units** (likely less)
- Assumed rezoned to MF
- Assumed density: 40 du/ac
- Displacement must be mitigated

- **Planning Policies:**

- Protect as affordable housing
- Consider rezone
- Adopt anti-displacement policies



# Old Highway 99 Vacant Field



- **Current Characteristics:**

- Vacant
- 3.6 acres (est.)
- C3 zoning

- **Potential Capacity:**

- Up to **144 units** (likely less)
- Assumed density: 40 du/ac
- Assumed type: only residential
- Gateway development potential

- **Consider adjacent parcel:**

- Same owner
- Not in UGA
- Critical areas constraints

# Lincoln & Hodgden



- **Current Characteristics:**

- 2 vacant units on 3 parcels
- 0.5 acres (est.)
- MF zoning

- **Potential Capacity:**

- Up to **20 units** (likely less)
- Assumed density: 40 du/ac

- **Planning Policies:**

- Take advantage of water/sewer
- Proximity to school/downtown
- Sidewalks and alley access
- No displacement

# Anti-Displacement

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# HB 1220

- Requires planning housing at various income levels
- Must identify and address policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing
- Must identify areas at higher risk of displacement and establish anti-displacement strategies

Housing Units by Income Band	Area Median Income (AMI)
Emergency housing/shelters	NA
Extremely low:	0-30% AMI, including some PSH*
Very low	31-50%
Low	51-80%
Moderate	81-120%
Other	Above 120%

\*PSH = permanent supportive housing

# SB 5198

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- Landlords of Manufactured Home Communities (MHCs) must provide opportunity to current residents to compete to purchase the MHC
- Landlords must provide **two years'** notice of intent to close/sell MHC

# Potential Anti-Displacement Actions

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## 1. MHP Zoning

- Preserve MHCs, preventing redevelopment

## 2. Tenant Opportunity to Purchase (TOPO) Ordinance

- Adopt rules to avoid ‘off-market’ sales of MHCs and apartment buildings
- “Right of first refusal”

## 3. Financial Relocation Assistance

- Commerce’s **Manufactured Home Relocation Assistance Program** provides cash assistance of up to \$11,000 for the relocation of single-section homes and \$17,000 for the relocation of multi-section homes.

# Potential Anti-Displacement Actions

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## 4. **Community Land Trusts**

- NGO acquires and manages land/housing

## 5. **Inclusionary Zoning**

- Require affordable housing in new developments

## 6. **Other Financial Assistance, examples:**

- Housing assistance
- Utility assistance
- Mortgage assistance and foreclosure prevention

## 7. **Affordability Incentives, examples:**

- Height/density bonuses
- Reduced parking requirements
- Tax/fee reductions
- Streamlined permitting



Questions?