City of Tenino

149 Hodgen Street South
Tenino, WA 98589

Planning Commission Meeting
Wednesday, February 12, 2025 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 1/08/2025 meeting minutes as presented.

PUBLIC COMMENT

REPORTS

PUBLIC HEARINGS

UNFINISHED BUSINESS

3. PENDING

NEW BUSINESS

Review and discuss application for Planning Commission

4. Please review and discuss application for planning commission.

PUBLIC COMMENT

ADJOURN

File Attachments for Item:

2. Meeting Minutes Approval

Recommended Action: Motion to approve 1/08/2025 meeting minutes as presented.

Planning Commission Meeting
Wednesday, January 08, 2025

Minutes

CALL TO ORDER

Commissioner Rutherford convened the meeting at 6:00pm

PRESENT
Commissioner William Rutherford
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 Carney.
   Voting Yea: Commissioner Rutherford, Commissioner Rounsley, Commissioner Carney

   Motion passes 3-0

2. Meeting Minutes Approval

   Recommended Action: Motion to approve 12/18/2024 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

PUBLIC HEARINGS

UNFINISHED BUSINESS

3. Comp Plan Update

The attached documents were provided by SCJ Planner Malissa. The Commissioners reviewed the documents and provided feedback.

NEW BUSINESS

PUBLIC COMMENT

ADJOURN

Commissioner Rutherford adjourned the meeting at 6:43pm.

File Attachments for Item:

3. PENDING

CHAPTER 6. UTILITIES

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System Inventory and Forecast of Future Needs. The Blumauer Distribution Substation on Garfield Street serves the City of Tenino. Three 115 kV transmission lines extend from the station to the north along Old Highway 99, east along SR 507, and southwest. The southwest line splits near the intersection of Crowder Road and 6th Street into two lines extending to the west along Old Highway 99 and south along SR 507. Existing transmission lines have the capacity to meet the current and projected demand for electricity in the Tenino service area. In 2019, the city of Tenino was selected for an innovative microgrid project with the Blumauer substation hosting the first utility scale solar array plus storage in PSE's service area. The goal is to increase the reliability and resilience for Tenino High School using solar combined with new energy storage facilities and customer load controls. The installation will include an approximately 1MW/2MWh lithium battery at the Blumauer substation, new solar array with the intent to tie into the existing solar array located at Tenino High School. The project is expected to be completed by the end of 2025.

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At the state level, cellular telecommunication companies are regulated by the Washington Utilities and Transportation Commission. The Commission still considers cellular technology a utility of convenience and not a necessity, and cellular providers are not required to provide service upon demand. Cellular technology is, however, used increasingly as a reliable backup communication system during emergencies.

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Goal UT 2: Utilities for new development are placed underground wherever possible.

Policy UT 2.1: Assist in coordinating between developers and service providers during the development process so that the long-term aesthetics of the community are taken into consideration.

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Policy UT 2.3: Coordinate with Thurston County and utility providers to ensure consistency between utilities and planned growth.

Goal UT 3: Coordinate with providers on utility improvements in currently built out areas.

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Policy UT 8.6: Work with organizations such as the Tenino Chamber of Commerce, the South Thurston Economic Development Initiative, and the Thurston Economic Development Council to build the capacity of area businesses to reach online markets.

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CHAPTER 5. CAPITAL FACILITIES

The City of Tenino owns, maintains, and operates multiple Capital Facilities including community buildings and facilities, park and recreation facilities, stormwater management, water systems and wastewater treatment systems. To maintain and improve City services while also accommodating orderly growth, the City of Tenino anticipates significant investment in capital facilities into the next 20-year planning horizon. This chapter will provide an inventory of existing capital facilities, discuss a forecast of needed capital facilities needed to help accommodate future growth and provide the proposed locations and capacities of any expanded or new capital facilities. This chapter will also address any Capital Improvement Projects forecasted for the next 6-year planning period as well as any projects that extend up to the 20-year planning horizon with financing and potential funding sources provided.

Community streets and pedestrian facilities are addressed as part of Chapter 4 along with any Transportation Facilities related to Capital Improvement Projects.

A. *COMMUNITY BUILDINGS AND FACILITIES*

Existing Facilities & Forecasted Needs

The City of Tenino contains a number of publicly-owned buildings. These buildings are described below. Proposed expenditures for City buildings are presented in the Capital Improvement Program.

- **Tenino City Hall.** Tenino City Hall occupies the former quarry house for the Hercules Sandstone Company. Built in 1907 with local Tenino sandstone, the building was donated to the City and moved to its current location in 1922. In 1950, a concrete block addition on the south side of the building was constructed. The building features rough-cut sandstone masonry on the first floor with smooth-cut sandstone on the second floor, and the hipped roof has broad eaves.

  City Hall contains many of the public offices, as well as the City Council Chambers and the municipal court for the community. The building was extensively renovated in 1987 and brought into compliance with the American Disabilities Act in 2011 and 2012. Over the next 20 years, the building will likely require a new roof, carpets and flooring, as well as improvements/repairs to the sandstone masonry.
- **Tenino Police Station (John Dowies Memorial Building)**: Located on McClellan Avenue, the Tenino Police station was constructed in 1996 and is in good condition. As of 2023, the Tenino Police Department consisted of one full-time Police Chief, four full-time Police Officers, one full-time Police Clerk, and three reserve Officers. Under the terms of an interlocal agreement with the Tenino School district, the Police Department provides a school resource officer to the district. The Police Station also contains an evidence storage building.
- **Tenino Library.** The Tenino Timberland Regional Library building was donated to the city and remodeled for its current use in 1987. The city expanded the building around 1990, and the library went through several improvements and upgrades in 2021. The improvements included new shelving, office space, furniture, and interior paint.

  Operational costs of the Tenino Timberland Regional Library, including staffing and materials, are funded by the Timberland Regional Library system. The City of Tenino owns the building and funds utilities, janitorial service, and maintenance of the structure.
- **Tenino Train Depot Museum.** The Tenino Train Depot, a structure on the National Register of Historic Places, was constructed in 1914 along the Northern Pacific railroad line. The building was moved to its present location in City Park in 1975 and has been operated as a volunteer-run museum since 1979. The building was recently upgraded with a new electric heat pump and

insulated flooring as part of a grant the City received.

The Tenino Train Depot is owned by the City of Tenino, and the museum is operated by a non-profit 501(c)3 organization. The City of Tenino funds building insurance and utilities for the structure and does not collect any rent for the use of the building.

- **Ticknor School.** The historic Ticknor one-room school house was built in the Skookumchuck Valley in 1934. The building was moved near the Tenino Train Depot Museum in 2002, and extensively renovated between 2002 and 2012. The historic school opened to visitors in 2012 and is available for tours by Tenino Train Depot Museum patrons.
- **Quarry House.** The Quarry House, constructed as the office of the Tenino Sandstone Company (in approximately 1900), is located at the west end of Tenino City Park, near the Tenino Train Depot Museum and War Memorial (Quarry) Pool. The building is a rectangular one-story wood frame structure with a hipped roof that extends over the northwest portion of the building to cover a front porch. Stairs to the porch are made of sandstone and the roof of the entryway is supported by round rough-cut sandstone pillars.

  The Quarry House functions as a community gathering space for Tenino and is rented by individuals interested in utilizing the space. The building went through a series of renovations and improvements in the early 2000s and in 2013.
- **Tenino Park Restrooms.** Two restroom facilities serve Tenino City Park. These restrooms are not heated, are not designed for ADA accessibility, and are currently in poor condition. The facilities are small and insufficient to meet current needs. The City anticipates replacing the structures with facilities that contain additional toilet stalls, and shower facilities in the restroom nearest the campground.
- **City Park Concession Stand.** The City Park concession stand, constructed in 1995, offers a location to sell food to park patrons. The concession stand also houses some maintenance equipment and includes restroom facilities. The facility is rented out for a nominal price during the baseball and soccer season. Although it is in good condition, the roof will likely need to be replaced in the next 20 years. The City is considering converting an existing toilet stall to a shower facility to promote camping at the park should also be.
- **Public Works Shop on Park.** The Park Avenue Public Works shop was constructed in 2007. The pole framed structure houses machinery and workspace for public works employees and is in good condition, though another building for equipment storage may be desirable in the future.
- **Food Warehouse.** The food warehouse, constructed in 2007, offers space for non-profit organizations to store food in the community. The pole framed structure is in good condition, though the facility does not contain any water or bathroom facilities. The warehouse is located directly east of the Public Works Shop on Morningside, and experiences little use at present, though improvements such as bathrooms or a sink could encourage the further use of the facility. An asphalt parking lot may be desired in the future should the use of the facility increase or change.
- **Well and Pump Houses.** Municipal wells and pumps are situated in buildings located near Tenino Middle School. These buildings are in good condition. Additional ventilation in areas where treatment chemicals are stored should also be considered.
- **Wastewater Treatment Buildings.** Two buildings constructed in 2009 support the operation of the Tenino Wastewater Treatment Plant. One of the buildings houses the laboratory needed to test water treated at the wastewater treatment plant and the other houses the mechanical equipment necessary to run the plant. The structures are relatively new and are not anticipated

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to need significant upgrades over the next 20 years.

- **Dog Kennel at Reservoir.** The dog kennel at the reservoir was constructed in the 1990s. The facility houses lost dogs and would benefit from better lighting, heat and potentially some outdoor kennels over the next couple of years. However, city staff have expressed interest in preferably constructing a new Dog Kennel near the Public Works building, and demolishing the existing Dog Kennel located at the Reservoir.

Facilities Provided by Other Entities. In addition to these buildings and facilities, the following public agencies have facilities in the City of Tenino.

- **Fire and EMT Services.** The City of Tenino joined the South Thurston Fire and EMS on January 1, 2018. The city is serviced by Station 41 of the South Thurston Fire and EMS. The district has 6 full time firefighters/EMT's and is supported by 28 volunteers. The South Thurston Fire & EMS has four stations serving a 76 square mile area, including a main station located directly south of Tenino City Hall. The district is approximately 75% volunteer firefighters and is overseen by three elected Fire Commissioners. The city does not provide any Fire or Emergency Medical Services.
- **Tenino Schools.** The Tenino School District consists of Parkside Elementary (K-2), Tenino Elementary (3-5), Tenino Middle School (grades 6-8), and Tenino High School (grades 9-12). Parkside Elementary was built in the 1930s and extensively remodeled in the late 1980s. The other three schools were built in the 1970s. The schools are in various states of disrepair and the school district passed a Capital Projects Replacement Levy in February of 2022 that will help cover needed maintenance to the facilities and any necessary enhancements to accommodate the anticipated growth of the school district.

Community Buildings and Facilities CIP and Funding Sources
The table below outlines the current proposed Capital Improvement Projects for Parks and Recreation Facilities for the 20-year planning horizon for the City of Tenino and potential funding sources.

Projects	Description	Schedule	Estimated Cost ($2024)	Funding Source
Police Station Security Enhancements & Parking Lot Paving	Improvements to Police Station security and paving the police station parking lot	XX	$26,000	General Fund, CI Fund, Grants/Loans
Train Depot Museum	Construction of a new Train Depot Museum	2030	$2,000,000	General Fund, CI Fund, Grants/Loans
Quarry House Roof Replacement	Roof replacement on the Quarry House	2030	$30,000	General Fund, CI Fund, Grants/Loans

Public Works Additional Storage Building	Construction of an additional Storage Building	2030	$60,000	General fund, CI fund, grants/loans
New Dog Kennel	Construction of a new dog kennel near the public work building	XX	XX	General fund, CI fund, grants/loans

B. *PARKS AND RECREATION FACILITIES*

Parks, recreation, and open space are important community assets, and open space has been identified by its citizens as an important component of Tenino's small city. Changes in the community, especially the anticipated population growth associated with the sewer installation, will impact the community's needs for parks. It is therefore important to set a definite direction for the future development of parks to help preserve the character of the community.

Existing Facilities & Forecasted Needs:

The primary recreational amenity for the city is the Tenino City Park. Comprising approximately 115 acres the park includes the following facilities:

- Quarry Memorial Pool - a cold-water wading pool, splash pad and "lake" within an old sandstone quarry. Features small restroom facility and a natural pond area.
- Tenino Depot Museum – former train depot building and support buildings.
- Ticknor School – historic schoolhouse moved next to Tenino Depot Museum.
- Quarry House – former quarry office building used as a Community Center.
- Campground – multiple campsites with designated or open field camping and restrooms.
- Playground in the "Old Park" for younger children.
- Ball Field Facility – support facility with restrooms for Little League Fields.
- Main Playground and Pump tracks- Upgraded in 2023. Features a restroom facility.
- New Park addition of 60+ acres of passive use conservation land.
- Yelm-Rainier-Tenino trailhead with bike station and kiosk.
- 2 picnic Shelters
- Veteran's Memorial Wall

~~The forecasted needs for the City of Tenino Parks and Recreation Facilities will depend on Level of~~

Service (LOS) goals that should be identified through strategic community planning and communication. Some areas outlined in the 2024 Parks and Recreation Plan that should be addressed in the future include:

- Development of a plan to provide sustainable funding for the Quarry Memorial Pool.
- Improve the campground by creating specific sites for tents and RVs and adding cabin rentals to offset the need for accommodations for visitors to Tenino.
- Development of a plan for the City Park to connect trails with adjacent properties such as the
- Creekside Conservancy Wildlife Preserve. These trails can be both recreational and educational in nature.
- Create trail maps and trailhead signage for the Kiosk and at trailheads.
- Pursue new projects such as, but not limited to, creation of pocket parks, or the opening of the Natural Area by the Quarry Pool
- Continue improvements at the Community Complex (Quarry House, Museum and Quarry Pool). Most notably create parking, drop-off areas, improve utilities, bathhouse addition, and opening of natural areas for recreation and private event rental (pool funding source).
- Identifying and pursuing potential funding sources to achieve the goals outlined in this plan.
- Enhancing and maintaining existing facilities to increase the likelihood of usability and thus revenue. For instance - the soccer fields, campground, and pool.
- Continue to improve recreational sport amenities like ballfields and facilities. Also, basketball in the area vacated by the old playground.
- Increasing public safety of the parks system by pursuing projects such as new fencing above the quarry pool, removing the switchback trail along the hillside and adding cameras.

Parks and Recreation Facilities CIP and Funding Sources

The table below outlines the current proposed Capital Improvement Projects for Parks and Recreation Facilities for the next 20-year planning horizon for the City of Tenino and potential funding sources.

Projects	Description	Schedule	Estimated Cost ($2024)	Funding Source
Tenino Park – Restroom Building & Gazebo	Restroom and Gazebo Improvements	XX	$1,019,699	XX

Tenino Park – Field 2 Skinned Infields & Natural Grass Fields	XX	XX	$1,580,700	XX
Cultural Area Improvements	Improvements to the Veterans Memorial, parking, and pathways	XX	$970,000	XX
Baseball & Pickleball Court	Construction of new baseball & pickleball courts	XX	$47,000	XX
Phase 1 Trail & Campground Restroom Improvements	XX	XX	$500,000	XX
City Park Concession Stand Shower Stall Conversion	Converting existing bathroom stall into a shower stall	2030	$150,000	XX
City Park Campground Remodel	Campground improvements	2027	$150,000	General fund, CI fund, grants/loans, RCO
City Park Quarry Pool Restroom Facility	Construction of restroom facility at the Quarry Pool	2027	$150,000	General fund, CI fund, grants/loans, RCO

C. *STORMWATER MANAGEMENT*

Existing Facilities & Forecasted Needs

Tenino sits lower in elevation than much of the surrounding area. Storms generate heavy runoff from the surrounding hillsides, straining the capacity of Scatter Creek, raising groundwater tables, and causing localized flooding. Flooding and drainage problems carry surface pollutants into Scatter Creek and Tenino's aquifer as well as damage streets, sidewalks, and buildings.

The City maintains a variety of storm drainage facilities to address these issues, but additional improvements can be made. Flows along Scatter Creek are impeded at the Burlington Northern rail line, where an inadequate culvert causes water to flow above the stream bank and onto Morningside Drive. Drainage issues are also present at Huston Street, Park Avenue, and Fifth Street.

Commented [ZG6]: Is this still a reoccurring issue?

Level of Service. Tenino's stormwater management standards do not provide clear guidance for the City or developers and property owners. While standards are being developed, all new housing, commercial developments, and major remodels in the City of Tenino are required to provide stormwater management on site. Stormwater collection and disposal systems are required to be capable of containing a water volume equivalent to a 25-year, 24-hour storm event.

Concurrency ensures consistency in land use approval and the development of adequate public facilities as plans are implemented. It also prevents development that is inconsistent with the public facilities necessary to support the development. Concurrency for stormwater purposes is established at the point in the development process when impervious street surfaces are installed. Best management practices for water quality are required for all new stormwater outfalls and systems.

Stormwater Management CIP and Funding Sources. The table below outlines the current proposed Capital Improvement Projects for Parks and Recreation Facilities for the 2025-2030 six-year planning horizon for the City of Tenino and potential funding sources.

Projects	Description	Schedule	Estimated Cost ($2024)	Funding Source
Stormwater Management Plan	XX	XX	$50,000	
Stormwater Drainage Improvements - Morningside	Install drainage to accommodate stormwater along the roadway	XX	XX	
Stormwater Drainage Improvements – Fifth and Park	Install a facility to store stormwater traveling from the hillside behind City Park to Fifth and Park.	XX	XX	

Stormwater Drainage Improvements – Houston Street	Install a facility to reduce flooding in the area.	XX	XX	
Stormwater Retention Facility Marion/Bognor to Scatter Creek	Add retention facility(s) to slow stormwater flows and allow pollutants to settle from the water.	XX	XX	
Culvert Resizing Along Scatter Creek	Attempt to collaborate with BNSF to install an adequately sized culvert.	XX	XX	
Scatter Creek Impediments Removal	Collaborate to remove impediments to Scatter Creek flows to help reduce flooding.	XX	XX	

In addition to these projects, the City of Tenino should consider the development of a stormwater management plan that identifies potential projects; this would represent a major component in establishing a stormwater utility should the City decided to pursue one. A Community Development Block Grant could be an appropriate source of funding for this type of project.

D. *WATER SYSTEM*

Existing Facilities & Forecasted Needs

The City of Tenino water system serves 710 customers and pumps roughly 4.1 million gallons of water per month. The community has groundwater rights for 270 acre-feet per year, with a maximum instantaneous pumping rate of 700 gallons per minute. Existing water rights are approved by the Department of Health to serve approximately 1,236 equivalent residential units (ERUs). An ERU represents the average amount of water used by a single-family dwelling. The measurement permits the comparison between commercial and multi-family water usage to that of a typical detached single-family dwelling.

As discussed in Chapter 3 of this plan, the number of dwelling units is anticipated to double over the 20-year planning period, exceeding the City's existing water rights. Without the acquisition of additional water, the City's continued growth will be impacted.

Water Source. The City of Tenino currently owns and operates two wells (Well No. 1 and Well No. 3) located near Tenino Middle School. Well No. 2 is located in the vicinity of the other two wells but is no longer used due to excessive sand production. Information about the wells are provided in Table 5.3 and Map CF-1. The wells pump water associated with Tenino's water rights which allow a maximum annual withdrawal of 270 acre-feet of water (approximately 87,979,886 gallons) at a maximum instantaneous withdrawal rate of 700 gallons per minute. The 2023 Water System Plan indicates that a new well site would improve source reliability and should be considered in conjunction with additional Water Rights Acquisition.

Table 5.XX: Water Source Characteristics

	Well No. 1	Well No. 3
Installation Date	1967	1994
Depth	94 feet	93 feet
Installed Pump Capacity	300 gallons per minute	400 gallons per minute
Maximum Instantaneous Flow Rate	300 gallons per minute	400 gallons per minute
Maximum Annual Volume	196 acre-feet per year	74 acre-feet per year 196 secondary
Treatment	Sodium hypochlorite, pH adjustment for corrosion control	Sodium hypochlorite, pH adjustment for corrosion control

Commented [ZG7]: Update Table number

Water Storage. The City of Tenino has two existing glass-lined steel tanks located on Lemon Hill, west of downtown Tenino. The tanks, built in 1994, are in good condition and have a combined storage volume of approximately 550,000 gallons; storage capacity is likely adequate for the next 15 years. If a significant amount of development occurs in western Tenino as is anticipated additional storage capacity will likely be needed by 2028.

Water Distribution. The City of Tenino water system includes 16.3 miles of distribution pipes (see Table 5.4 and Map CF-1). Of these pipes, approximately 70% are asbestos cement (AC), 20% are polyvinyl chloride (PVC) or high-density polyethylene (HDPE), and less than 1% of the pipes are galvanized iron less than 4 inches in size; the galvanized iron pipes have a tendency to corrode and leak.

Table 5.4. Water Distribution System Characteristics

Pipe Size (inches)	Type of Pipe (in lineal feet)				Total
	PVC and HDPE	Asbestos Cement	Ductile Iron/Cast	Galvanized Iron	
14	-	-	280	-	**280**
12	-	-	1,964	-	**1,964**
10	-	-	-	-	**-**
8	7,856	20,775	774	-	**29,405**
6	6,259	24,550	4,239	-	**35,048**
4	2,74	12,204	114	-	**12,592**
< 4	3,201	123	70	3,580	**6,974**
TOTAL	**17,590**	**57,652**	**7,441**	**3,580**	**86,263**

Projected Water Demand. Water consumption in Tenino has generally decreased since 2004. However, additional residential and commercial development combined with a reduction in the number of residential unit vacancies will see the water usage approach the City's allowed annual water right. Conservation measures may extend the available supply of water, but new water rights also need to be pursued in order to accommodate anticipated growth and demand. This is especially true of West Tenino.

Instantaneous Water Rights. Instantaneous water rights are sufficient for the next 15 years or so but is likely inadequate to address long term needs. Washington State law requires the instantaneous withdrawal rate (or total source capacity) to meet or exceed the estimated Maximum Day Demand for a community. According to the 2023 Comprehensive Water System Plan, the city of Tenino is anticipated to have an annual water right deficit starting in 2036. 2.1 gallons per minute more than the current water right.

Pursuing Additional Water Rights. The City of Tenino is located within the Upper Chehalis Watershed (Water Resource Inventory Area 23). According to the Washington State Department of Ecology (Ecology), "the Chehalis watershed is one of the most intensely farmed basins in Western Washington, and much of the water has already been spoken for." (Ecology Publication Number 11-11-027). In order to maintain and ensure adequate water quality and fish migration, water usage has been further restricted. In 2015, a severe drought caused Ecology to limit water rights holders from withdrawing water from the Chehalis basin. Although this affected primarily agricultural users, it highlights the difficulty in obtaining new water rights, even in an urban environment. If water rights are not secured in time to serve the additional growth, the City will work with the Washington State Department of Ecology to identify a solution, which may include water conservation projects and system improvements that reduce water leakage. Development of west Tenino relies on the developer bringing water rights; this may slow the pace of the development.

Level of Service. The acceptable level of service for water utilities should be governed by the fire flow requirements found in the Uniform Fire Code. Concurrency for water supply purposes is established at the point in the development process when combustible materials are first introduced to the development site. In addition to these above projects, the Water System Plan contains additional information associated with water rates and conservation. These items are noted in the Goals and Policies for the City's capital facilities.

UGA Expansion. XXXXXX

Commented [ZG8]: Need to understand the UGA expansion

Water System CIP and Funding Sources. The table below outlines the current proposed Capital Improvement Projects for the Water System to be completed over the next 20 years. For a complete explanation of these projects, please refer to the City of Tenino 2023 Water System Plan adopted herein by reference.

Projects	Description	Schedule	Estimated Cost ($2024)	Funding Source
Water Rights Acquisition	Acquire new annual and instantaneous water rights. Implement at least 200 to 300 gallons per minute of additional source capacity as part of any significant development	2025-2030	$10,000	General Fund
Small Diameter Pipe Replacement	Systematically replace all galvanized small diameter distribution pipes.	2025-2030	$50,000	General Fund
200,000 Gallon Reinforced Concrete Water Reservoir	Construct a new reservoir to support UGA development.	TBD	$1,660,000	Developer
Fire Hydrant Replacement Program	Annual Meter Replacement	2025-2030	$7,500	General Fund
Water System Plan	Development of a water system plan	2033	$100,000	General Fund
Drill New Well	Establish a fourth well	2035	$200,000	General Fund

E. *WASTEWATER TREATMENT SYSTEM*

Existing Facilities & Forecasted Needs

Wastewater treatment is provided to the majority of properties within the Tenino city limits. Grinder pumps, located on individual properties, grind the solids in the wastewater and pump the sewage to the wastewater treatment plant. Once the wastewater reaches the treatment facility, the sewage is filtered through the plant headworks to remove grit, an anoxic basin, aeration basins, and finally a series of membranes that separate the solid and liquid wastes and treat the water. Sludge is stored within a storage basin, and hauled to an appropriate disposal area as necessary. Treated water is placed in groundwater recharge basins.

The wastewater treatment system is designed to treat inflows between 230,000 and 330,000 gallons per day (see Figure 5.2). Pumps and basins have been sized to handle 330,000 gallons per day, but existing membranes are only sufficient to handle 230,000 gallons per day, the anticipated maximum monthly average flow at the time of development of the system. In 2012, average inflows ranged from approximately 78,000 to 87,000 gallons per day, with the maximum day reaching approximately 103,000 gallons in December 2012.

Commented [ZG9]: Need updated numbers

As of February 26, 2013, the City of Tenino had 630 active sewer connections, including commercial and residential properties. Assuming a maximum day demand at the sewer treatment plant of 103,000 gallons, a similar proportion of future uses (when compared to existing uses), and a maximum day demand of 163.5 gallons per day (the maximum day demand/630), the system has the potential to add 777 connections before reaching the capacity of 230,000 gallons per day.

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Commented [ZG11]: Need to update this.

As inflows near 230,000 gallons per day, Tenino will need to purchase and install more membranes to increase the capacity of the wastewater system.

Commented [ZG12]: What is the status of this?

Deficiencies and Recommended Improvements. Table 5.7 briefly describes the wastewater improvements likely needed over the 20-year planning period. While the system generally functions well, the City should consider how best to utilize the byproducts of the treatment system. These considerations should include how to best utilize the Class A reclaimed water generated by the wastewater treatment plant and dispose of the sludge created as a result of the cleaning process.

Level of Service. The acceptable level of service for the sanitary sewer collection system is a maximum of 75% of capacity. The acceptable level of service for treatment capacity for the wastewater treatment plant is a maximum 80% of capacity. Concurrency for wastewater treatment systems is established at the point in the development process when the system is installed and operational at the time of occupancy of the development.

UGA Expansion. XXXXXX

Commented [ZG13]: Need to understand the UGA expansion

Wastewater Treatment System CIP and Funding Sources. The table below outlines the current proposed Capital Improvement Projects for the Wastewater Treatment System to be completed over the next 20 years.

Projects	Description	Schedule	Estimated Cost ($2024)	Funding Source

Wastewater Treatment Facility Fine Screen	Acquire fine screen for wastewater treatment	XX	XX	City Funds - Wastewater Capital Improvement, grants
Reclaimed Water Use	Implement reuse of reclaimed water	2032	$500,000	Public Works Trust Fund, Ecology
Sludge Pumping	Investigate method to pump treated sludge instead of trucking off-site.	2026-2036	$200,000	City Funds - Wastewater Capital Improvement, grants
Sludge Treatment	Pursue sludge treatment if viable	XX	XX	City Funds - Wastewater Capital Improvement, grants
Acquire Additional Treatment Membranes	Acquire additional membranes to accommodate plant treatment capacity up to .33mgd	XX	$250,000 per membrane	City Funds - Wastewater Capital Improvement, grants

F. *GOALS, POLICIES, AND ACTIONS*

Goals and policies related to pedestrian amenities and City streets are found in Chapter 4, Transportation of this plan. The following are goals and policies the City of Tenino has for capital facilities. Where the jurisdictions of unincorporated Thurston County and the City of Tenino intersect, the City encourages Thurston County to adopt those goals and policies denoted with an asterisk (*).

CAPITAL FACILITIES - GENERALLY

*Goal CF 1: Expansion and location of public facilities are coordinated and timed to meet present and future demand.

Policy CF 1.1: Prioritize capital improvements for facilities where development is unlikely to fund future improvements. Improvements within these areas should consider the importance of the structure or facility to determine improvement priorities.

ACTION: Regularly amend the Capital Facilities Plan and Capital Improvement Program to identify high priority projects that are important for the community to conduct over both the next 6- and 20-year planning periods.

ACTION: Consult the Capital Improvement Program to determine priorities for City expenditures during the preparation of budgets and the pursuit of grant funds.

Policy CF 1.2: Require new development to assume the costs of providing on-site public facilities and services such as road improvements, sidewalks, street lights, connection to water mains, and connection to sewer mains.

Policy CF 1.3: Allow new development only when and where all public facilities are adequate and does not reduce the level of service elsewhere.

ACTION: Route information about new housing developments to the Tenino School District, Thurston County Fire District 12, Washington Department of Transportation, and other applicable facility providers to aid in their facility planning.

ACTION: Enter into an Interlocal Agreement with the Tenino School District to implement the collection of school impact fees for new development.

Policy CF 1.4: Guarantee new development within Tenino's urban growth area builds water and other public facility systems to City standards to ensure efficient transition to City public facilities in the future.

***ACTION:** Work with Thurston County to ensure common standards are developed and employed during the permit review process.

Policy CF 1.5: In the unincorporated UGA, Thurston County's Capital Facilities Plan and any applicable levels of service shall govern.

Policy CF 1.6:

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Goal CF 2: Utility installations, road improvements and other facility upgrades/repairs are made in a manner sensitive to the environment and the desired community aesthetics.

Policy CF 2.1: Ensure that all developer-led and City construction projects are consistent with the State Environmental Policy Act, the Tenino Critical Areas Ordinance, and best management practices for the protection of the environment.

ACTION: Effectively route all projects to affected agencies to gather information about the potential impacts and necessary mitigation for the proposal.

ACTION: Ensure that projects meet the provisions of the Tenino Critical Areas Ordinance.

Policy CF 2.2: Encourage utility installations and system upgrades in a manner that enhances the appearance of the community.

ACTION: Require the under-grounding of utilities in new developments where feasible.

ACTION: Encourage the under-grounding of utilities in system upgrades.

ACTION: Encourage the planting of appropriate street trees wherever possible.

Goal CF 3: The Capital Facilities Plan is consistent with other chapters of the Comprehensive Plan and coordinates with other jurisdictions.

Policy CF 3.1: Update the Capital Improvement Program at least every six years.

Policy CF 3.2: Review the Capital Facilities Plan whenever changes are made to other chapters of the Comprehensive Plan to ensure that the entire plan remains internally consistent.

Policy CF 3.3: Reassess the Capital Facilities Plan and other chapters of the Comprehensive Plan to ensure consistency if probable funding falls short of meeting existing needs.

****Policy CF 3.5:*** Coordinate with Thurston County to ensure consistency between Tenino's capital facility plan and Thurston County's.

COMMUNITY BUILDINGS

Goal CF 4: Tenino has a wide range of buildings that house essential public services and that can be used by the community with minimal impact to the City's General Fund.

Policy CF 4.1: Make cost-effective decisions regarding city-owned structures.

Policy CF 4.2: Consider the Quarry House, War Memorial (Quarry) Pool, and the Tenino Train Depot Museum as the City's community center. These structures are a priority for pursuing grants.

Policy CF 4.3: Continually work to identify methods to increase revenues and reduce the costs associated with existing community buildings.

ACTION: Establish effective mechanisms to promote community facility rentals.

ACTION: Establish a facility operation cost matrix to enable a realistic fee schedule.

Policy CF 4.4: Prioritize and plan improvements for existing and needed structures.

ACTION: Budget for necessary improvements to community buildings.

ACTION: Identify and seek out funding for necessary improvements.

Policy CF 4.5: Establish reasonable maintenance budgets to extend the useful life of community facilities.

Policy CF 4.6: Communicate to the public the true cost of community facilities.

Goal CF 5: Tenino has community buildings that are well utilized for a range of activities.

CITY EQUIPMENT

Goal CF 6: Tenino makes cost-effective decisions related to City equipment.

Policy CF 6.1: Create and maintain a database that tracks the useful life and replacement costs for all city equipment.

Policy CF 6.2: Where practical and feasible, establish agreements with other entities – such as cities, schools, fire authorities, and for-profits – to share necessary equipment.

Policy CF 6.3: Develop a budget for anticipated equipment expenditures.

Policy CF 6.4: Review costs and benefits before purchasing equipment. Utilize rentals or contracted services for infrequently used equipment when it is a greater benefit to the City than owning the equipment outright.

STORMWATER MANAGEMENT

Goal CF 7: Flooding in the City is minimized through the use of stormwater best management practices, further protecting Tenino's drinking water from contamination.

Policy CF 7.1: Treat stormwater on-site or as near as possible to the location where rain falls.

ACTION: Clarify the existing development standards and review process for stormwater management to ensure consistency with this policy.

ACTION: Work to better understand how water flows through the City of Tenino and appropriate methods to slow flows and/or prevent flooding.

Policy CF 7.2: Utilize best management practices to minimize the impact of pollutants that infiltrate into the ground as a result of stormwater.

Policy CF 7.4: Require adequate stormwater collection and disposal facilities be provided by developers in accordance with Level of Service standards.

Policy CF 7.5: Develop a stormwater management plan and consider developing a Stormwater utility to collect funds for the development and maintenance of stormwater facilities.

ACTION: Research and apply for grant funding.

WATER SYSTEM

Goal CF 9: The Tenino Comprehensive Water Plan, adopted herein by reference, is fully implemented.

Policy CF 9.1: Ensure consistency between the Comprehensive Plan and the Comprehensive Water Plan as amendments to either plan is made.

Goal CF 10: Tenino maintains a high quality of drinking water.

****Policy CF 10.1:*** Cooperate with Thurston County on groundwater monitoring and management issues to maximize the effectiveness of aquifer and wellhead protection. This cooperation should extend at least to groundwater mapping, monitoring, data management, and may extend to other issues of mutual interest.

ACTION: Continue to monitor land use activities within the wellhead protection area.

Goal CF 11: Tenino has sufficient water rights to accommodate the community's **projected population growth.**

Policy CF 11.1: Aggressively pursue new water rights to ensure that sufficient water is available for new residents and businesses.

Policy CF 11.2: Require properties with water rights within the Unincorporated Urban Growth Area to transfer their water rights prior to annexation as a means of providing water for future development.

Policy CF 11.3: Work to reduce demands on existing water supplies in order to increase the number of residents and businesses that can be served by available water resources.

ACTION: Implement a water conservation plan.

ACTION: Ensure water rate structures encourage conservation.

ACTION: Establish methods to utilize reclaimed wastewater that reduce the overall need for potable water.

*Goal CF 12: All new development meets City of Tenino water system standards.

Policy CF 12.1: Ensure that an adequate water supply is available for development in Tenino.

Policy CF 12.2: All new water distribution mains will have a minimum diameter of 8-inches in order to minimize future fire flow restrictions.

WASTEWATER TREATMENT SYSTEM Description

Goal CF 18: Tenino provides efficient and cost-effective sewer service for all of Tenino.

Policy CR 13.1: Require all new development to connect to the wastewater treatment system unless extenuating circumstances do not allow sewer treatment.

Policy CF 14.2: Only allow the expansion of sewer to properties that are within the city limits.

Goal CF 15: New development meets the City's sanitary sewer standards.

Policy CF 15.1: Ensure wastewater treatment is used by development wherever feasible inside the City limits.

Map CF-1: Existing Water Infrastructure

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CHAPTER 5. CAPITAL FACILITIES

The City of Tenino owns, maintains, and operates multiple Capital Facilities including community buildings and facilities, park and recreation facilities, stormwater management, water systems and wastewater treatment systems. To maintain and improve City services while also accommodating orderly growth, the City of Tenino anticipates significant investment in capital facilities into the next 20-year planning horizon. This chapter will provide an inventory of existing capital facilities, discuss a forecast of needed capital facilities needed to help accommodate future growth and provide the proposed locations and capacities of any expanded or new capital facilities. This chapter will also address any Capital Improvement Projects forecasted for the next 6-year planning period as well as any projects that extend up to the 20-year planning horizon with financing and potential funding sources provided.

Community streets and pedestrian facilities are addressed as part of Chapter 4 along with any Transportation Facilities related to Capital Improvement Projects.

A. *COMMUNITY BUILDINGS AND FACILITIES*

Existing Facilities & Forecasted Needs

The City of Tenino contains a number of publicly-owned buildings. These buildings are described below. Proposed expenditures for City buildings are presented in the Capital Improvement Program.

- **Tenino City Hall.** Tenino City Hall occupies the former quarry house for the Hercules Sandstone Company. Built in 1907 with local Tenino sandstone, the building was donated to the City and moved to its current location in 1922. In 1950, a concrete block addition on the south side of the building was constructed. The building features rough-cut sandstone masonry on the first floor with smooth-cut sandstone on the second floor, and the hipped roof has broad eaves.

  City Hall contains many of the public offices, as well as the City Council Chambers and the municipal court for the community. The building was extensively renovated in 1987 and brought into compliance with the American Disabilities Act in 2011 and 2012. Over the next 20 years, the building will likely require a new roof, carpets and flooring, as well as improvements/repairs to the sandstone masonry.
- **Tenino Police Station (John Dowies Memorial Building)**: Located on McClellan Avenue, the Tenino Police station was constructed in 1996 and is in good condition. As of 2023, the Tenino Police Department consisted of one full-time Police Chief, four full-time Police Officers, one full-time Police Clerk, and three reserve Officers. Under the terms of an interlocal agreement with the Tenino School district, the Police Department provides a school resource officer to the district. The Police Station also contains an evidence storage building.
- **Tenino Library.** The Tenino Timberland Regional Library building was donated to the city and remodeled for its current use in 1987. The city expanded the building around 1990, and the library went through several improvements and upgrades in 2021. The improvements included new shelving, office space, furniture, and interior paint.

  Operational costs of the Tenino Timberland Regional Library, including staffing and materials, are funded by the Timberland Regional Library system. The City of Tenino owns the building and funds utilities, janitorial service, and maintenance of the structure.
- **Tenino Train Depot Museum.** The Tenino Train Depot, a structure on the National Register of Historic Places, was constructed in 1914 along the Northern Pacific railroad line. The building was moved to its present location in City Park in 1975 and has been operated as a volunteer-run museum since 1979. The building was recently upgraded with a new electric heat pump and

insulated flooring as part of a grant the City received.

The Tenino Train Depot is owned by the City of Tenino, and the museum is operated by a non-profit 501(c)3 organization. The City of Tenino funds building insurance and utilities for the structure and does not collect any rent for the use of the building.

- **Ticknor School.** The historic Ticknor one-room school house was built in the Skookumchuck Valley in 1934. The building was moved near the Tenino Train Depot Museum in 2002, and extensively renovated between 2002 and 2012. The historic school opened to visitors in 2012 and is available for tours by Tenino Train Depot Museum patrons.
- **Quarry House.** The Quarry House, constructed as the office of the Tenino Sandstone Company (in approximately 1900), is located at the west end of Tenino City Park, near the Tenino Train Depot Museum and War Memorial (Quarry) Pool. The building is a rectangular one-story wood frame structure with a hipped roof that extends over the northwest portion of the building to cover a front porch. Stairs to the porch are made of sandstone and the roof of the entryway is supported by round rough-cut sandstone pillars.

  The Quarry House functions as a community gathering space for Tenino and is rented by individuals interested in utilizing the space. The building went through a series of renovations and improvements in the early 2000s and in 2013.
- **Tenino Park Restrooms.** Two restroom facilities serve Tenino City Park. These restrooms are not heated, are not designed for ADA accessibility, and are currently in poor condition. The facilities are small and insufficient to meet current needs. The City anticipates replacing the structures with facilities that contain additional toilet stalls, and shower facilities in the restroom nearest the campground.
- **City Park Concession Stand.** The City Park concession stand, constructed in 1995, offers a location to sell food to park patrons. The concession stand also houses some maintenance equipment and includes restroom facilities. The facility is rented out for a nominal price during the baseball and soccer season. Although it is in good condition, the roof will likely need to be replaced in the next 20 years. The City is considering converting an existing toilet stall to a shower facility to promote camping at the park should also be.
- **Public Works Shop on Park.** The Park Avenue Public Works shop was constructed in 2007. The pole framed structure houses machinery and workspace for public works employees and is in good condition, though another building for equipment storage may be desirable in the future.
- **Food Warehouse.** The food warehouse, constructed in 2007, offers space for non-profit organizations to store food in the community. The pole framed structure is in good condition, though the facility does not contain any water or bathroom facilities. The warehouse is located directly east of the Public Works Shop on Morningside, and experiences little use at present, though improvements such as bathrooms or a sink could encourage the further use of the facility. An asphalt parking lot may be desired in the future should the use of the facility increase or change.
- **Well and Pump Houses.** Municipal wells and pumps are situated in buildings located near Tenino Middle School. These buildings are in good condition. Additional ventilation in areas where treatment chemicals are stored should also be considered.
- **Wastewater Treatment Buildings.** Two buildings constructed in 2009 support the operation of the Tenino Wastewater Treatment Plant. One of the buildings houses the laboratory needed to test water treated at the wastewater treatment plant and the other houses the mechanical equipment necessary to run the plant. The structures are relatively new and are not anticipated

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to need significant upgrades over the next 20 years.

- **Dog Kennel at Reservoir.** The dog kennel at the reservoir was constructed in the 1990s. The facility houses lost dogs and would benefit from better lighting, heat and potentially some outdoor kennels over the next couple of years. However, city staff have expressed interest in preferably constructing a new Dog Kennel near the Public Works building, and demolishing the existing Dog Kennel located at the Reservoir.

Facilities Provided by Other Entities. In addition to these buildings and facilities, the following public agencies have facilities in the City of Tenino.

- **Fire and EMT Services.** The City of Tenino joined the South Thurston Fire and EMS on January 1, 2018. The city is serviced by Station 41 of the South Thurston Fire and EMS. The district has 6 full time firefighters/EMT's and is supported by 28 volunteers. The South Thurston Fire & EMS has four stations serving a 76 square mile area, including a main station located directly south of Tenino City Hall. The district is approximately 75% volunteer firefighters and is overseen by three elected Fire Commissioners. The city does not provide any Fire or Emergency Medical Services.
- **Tenino Schools.** The Tenino School District consists of Parkside Elementary (K-2), Tenino Elementary (3-5), Tenino Middle School (grades 6-8), and Tenino High School (grades 9-12). Parkside Elementary was built in the 1930s and extensively remodeled in the late 1980s. The other three schools were built in the 1970s. The schools are in various states of disrepair and the school district passed a Capital Projects Replacement Levy in February of 2022 that will help cover needed maintenance to the facilities and any necessary enhancements to accommodate the anticipated growth of the school district.

Community Buildings and Facilities CIP and Funding Sources
The table below outlines the current proposed Capital Improvement Projects for Parks and Recreation Facilities for the 20-year planning horizon for the City of Tenino and potential funding sources.

Projects	Description	Schedule	Estimated Cost ($2024)	Funding Source
Police Station Security Enhancements & Parking Lot Paving	Improvements to Police Station security and paving the police station parking lot	XX	$26,000	General Fund, CI Fund, Grants/Loans
Train Depot Museum	Construction of a new Train Depot Museum	2030	$2,000,000	General Fund, CI Fund, Grants/Loans
Quarry House Roof Replacement	Roof replacement on the Quarry House	2030	$30,000	General Fund, CI Fund, Grants/Loans

Public Works Additional Storage Building	Construction of an additional Storage Building	2030	$60,000	General fund, CI fund, grants/loans
New Dog Kennel	Construction of a new dog kennel near the public work building	XX	XX	General fund, CI fund, grants/loans

B. *PARKS AND RECREATION FACILITIES*

Parks, recreation, and open space are important community assets, and open space has been identified by its citizens as an important component of Tenino's small city. Changes in the community, especially the anticipated population growth associated with the sewer installation, will impact the community's needs for parks. It is therefore important to set a definite direction for the future development of parks to help preserve the character of the community.

Existing Facilities & Forecasted Needs:

The primary recreational amenity for the city is the Tenino City Park. Comprising approximately 115 acres the park includes the following facilities:

- Quarry Memorial Pool - a cold-water wading pool, splash pad and "lake" within an old sandstone quarry. Features small restroom facility and a natural pond area.
- Tenino Depot Museum – former train depot building and support buildings.
- Ticknor School – historic schoolhouse moved next to Tenino Depot Museum.
- Quarry House – former quarry office building used as a Community Center.
- Campground – multiple campsites with designated or open field camping and restrooms.
- Playground in the "Old Park" for younger children.
- Ball Field Facility – support facility with restrooms for Little League Fields.
- Main Playground and Pump tracks- Upgraded in 2023. Features a restroom facility.
- New Park addition of 60+ acres of passive use conservation land.
- Yelm-Rainier-Tenino trailhead with bike station and kiosk.
- 2 picnic Shelters
- Veteran's Memorial Wall

~~The forecasted needs for the City of Tenino Parks and Recreation Facilities will depend on Level of~~

Service (LOS) goals that should be identified through strategic community planning and communication. Some areas outlined in the 2024 Parks and Recreation Plan that should be addressed in the future include:

- Development of a plan to provide sustainable funding for the Quarry Memorial Pool.
- Improve the campground by creating specific sites for tents and RVs and adding cabin rentals to offset the need for accommodations for visitors to Tenino.
- Development of a plan for the City Park to connect trails with adjacent properties such as the
- Creekside Conservancy Wildlife Preserve. These trails can be both recreational and educational in nature.
- Create trail maps and trailhead signage for the Kiosk and at trailheads.
- Pursue new projects such as, but not limited to, creation of pocket parks, or the opening of the Natural Area by the Quarry Pool
- Continue improvements at the Community Complex (Quarry House, Museum and Quarry Pool). Most notably create parking, drop-off areas, improve utilities, bathhouse addition, and opening of natural areas for recreation and private event rental (pool funding source).
- Identifying and pursuing potential funding sources to achieve the goals outlined in this plan.
- Enhancing and maintaining existing facilities to increase the likelihood of usability and thus revenue. For instance - the soccer fields, campground, and pool.
- Continue to improve recreational sport amenities like ballfields and facilities. Also, basketball in the area vacated by the old playground.
- Increasing public safety of the parks system by pursuing projects such as new fencing above the quarry pool, removing the switchback trail along the hillside and adding cameras.

Parks and Recreation Facilities CIP and Funding Sources

The table below outlines the current proposed Capital Improvement Projects for Parks and Recreation Facilities for the next 20-year planning horizon for the City of Tenino and potential funding sources.

Projects	Description	Schedule	Estimated Cost ($2024)	Funding Source
Tenino Park – Restroom Building & Gazebo	Restroom and Gazebo Improvements	XX	$1,019,699	XX

Tenino Park – Field 2 Skinned Infields & Natural Grass Fields	XX	XX	$1,580,700	XX
Cultural Area Improvements	Improvements to the Veterans Memorial, parking, and pathways	XX	$970,000	XX
Baseball & Pickleball Court	Construction of new baseball & pickleball courts	XX	$47,000	XX
Phase 1 Trail & Campground Restroom Improvements	XX	XX	$500,000	XX
City Park Concession Stand Shower Stall Conversion	Converting existing bathroom stall into a shower stall	2030	$150,000	XX
City Park Campground Remodel	Campground improvements	2027	$150,000	General fund, CI fund, grants/loans, RCO
City Park Quarry Pool Restroom Facility	Construction of restroom facility at the Quarry Pool	2027	$150,000	General fund, CI fund, grants/loans, RCO

C. *STORMWATER MANAGEMENT*

Existing Facilities & Forecasted Needs

Tenino sits lower in elevation than much of the surrounding area. Storms generate heavy runoff from the surrounding hillsides, straining the capacity of Scatter Creek, raising groundwater tables, and causing localized flooding. Flooding and drainage problems carry surface pollutants into Scatter Creek and Tenino's aquifer as well as damage streets, sidewalks, and buildings.

The City maintains a variety of storm drainage facilities to address these issues, but additional improvements can be made. Flows along Scatter Creek are impeded at the Burlington Northern rail line, where an inadequate culvert causes water to flow above the stream bank and onto Morningside Drive. Drainage issues are also present at Huston Street, Park Avenue, and Fifth Street.

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Level of Service. Tenino's stormwater management standards do not provide clear guidance for the City or developers and property owners. While standards are being developed, all new housing, commercial developments, and major remodels in the City of Tenino are required to provide stormwater management on site. Stormwater collection and disposal systems are required to be capable of containing a water volume equivalent to a 25-year, 24-hour storm event.

Concurrency ensures consistency in land use approval and the development of adequate public facilities as plans are implemented. It also prevents development that is inconsistent with the public facilities necessary to support the development. Concurrency for stormwater purposes is established at the point in the development process when impervious street surfaces are installed. Best management practices for water quality are required for all new stormwater outfalls and systems.

Stormwater Management CIP and Funding Sources. The table below outlines the current proposed Capital Improvement Projects for Parks and Recreation Facilities for the 2025-2030 six-year planning horizon for the City of Tenino and potential funding sources.

Projects	Description	Schedule	Estimated Cost ($2024)	Funding Source
Stormwater Management Plan	XX	XX	$50,000	
Stormwater Drainage Improvements - Morningside	Install drainage to accommodate stormwater along the roadway	XX	XX	
Stormwater Drainage Improvements – Fifth and Park	Install a facility to store stormwater traveling from the hillside behind City Park to Fifth and Park.	XX	XX	

Stormwater Drainage Improvements – Houston Street	Install a facility to reduce flooding in the area.	XX	XX	
Stormwater Retention Facility Marion/Bognor to Scatter Creek	Add retention facility(s) to slow stormwater flows and allow pollutants to settle from the water.	XX	XX	
Culvert Resizing Along Scatter Creek	Attempt to collaborate with BNSF to install an adequately sized culvert.	XX	XX	
Scatter Creek Impediments Removal	Collaborate to remove impediments to Scatter Creek flows to help reduce flooding.	XX	XX	

In addition to these projects, the City of Tenino should consider the development of a stormwater management plan that identifies potential projects; this would represent a major component in establishing a stormwater utility should the City decided to pursue one. A Community Development Block Grant could be an appropriate source of funding for this type of project.

D. *WATER SYSTEM*

Existing Facilities & Forecasted Needs

The City of Tenino water system serves 710 customers and pumps roughly 4.1 million gallons of water per month. The community has groundwater rights for 270 acre-feet per year, with a maximum instantaneous pumping rate of 700 gallons per minute. Existing water rights are approved by the Department of Health to serve approximately 1,236 equivalent residential units (ERUs). An ERU represents the average amount of water used by a single-family dwelling. The measurement permits the comparison between commercial and multi-family water usage to that of a typical detached single-family dwelling.

As discussed in Chapter 3 of this plan, the number of dwelling units is anticipated to double over the 20-year planning period, exceeding the City's existing water rights. Without the acquisition of additional water, the City's continued growth will be impacted.

Water Source. The City of Tenino currently owns and operates two wells (Well No. 1 and Well No. 3) located near Tenino Middle School. Well No. 2 is located in the vicinity of the other two wells but is no longer used due to excessive sand production. Information about the wells are provided in Table 5.3 and Map CF-1. The wells pump water associated with Tenino's water rights which allow a maximum annual withdrawal of 270 acre-feet of water (approximately 87,979,886 gallons) at a maximum instantaneous withdrawal rate of 700 gallons per minute. The 2023 Water System Plan indicates that a new well site would improve source reliability and should be considered in conjunction with additional Water Rights Acquisition.

Table 5.XX: Water Source Characteristics

	Well No. 1	Well No. 3
Installation Date	1967	1994
Depth	94 feet	93 feet
Installed Pump Capacity	300 gallons per minute	400 gallons per minute
Maximum Instantaneous Flow Rate	300 gallons per minute	400 gallons per minute
Maximum Annual Volume	196 acre-feet per year	74 acre-feet per year 196 secondary
Treatment	Sodium hypochlorite, pH adjustment for corrosion control	Sodium hypochlorite, pH adjustment for corrosion control

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Water Storage. The City of Tenino has two existing glass-lined steel tanks located on Lemon Hill, west of downtown Tenino. The tanks, built in 1994, are in good condition and have a combined storage volume of approximately 550,000 gallons; storage capacity is likely adequate for the next 15 years. If a significant amount of development occurs in western Tenino as is anticipated additional storage capacity will likely be needed by 2028.

Water Distribution. The City of Tenino water system includes 16.3 miles of distribution pipes (see Table 5.4 and Map CF-1). Of these pipes, approximately 70% are asbestos cement (AC), 20% are polyvinyl chloride (PVC) or high-density polyethylene (HDPE), and less than 1% of the pipes are galvanized iron less than 4 inches in size; the galvanized iron pipes have a tendency to corrode and leak.

Table 5.4. Water Distribution System Characteristics

Pipe Size (inches)	Type of Pipe (in lineal feet)				Total
	PVC and HDPE	Asbestos Cement	Ductile Iron/Cast	Galvanized Iron	
14	-	-	280	-	**280**
12	-	-	1,964	-	**1,964**
10	-	-	-	-	**-**
8	7,856	20,775	774	-	**29,405**
6	6,259	24,550	4,239	-	**35,048**
4	2,74	12,204	114	-	**12,592**
< 4	3,201	123	70	3,580	**6,974**
TOTAL	**17,590**	**57,652**	**7,441**	**3,580**	**86,263**

Projected Water Demand. Water consumption in Tenino has generally decreased since 2004. However, additional residential and commercial development combined with a reduction in the number of residential unit vacancies will see the water usage approach the City's allowed annual water right. Conservation measures may extend the available supply of water, but new water rights also need to be pursued in order to accommodate anticipated growth and demand. This is especially true of West Tenino.

Instantaneous Water Rights. Instantaneous water rights are sufficient for the next 15 years or so but is likely inadequate to address long term needs. Washington State law requires the instantaneous withdrawal rate (or total source capacity) to meet or exceed the estimated Maximum Day Demand for a community. According to the 2023 Comprehensive Water System Plan, the city of Tenino is anticipated to have an annual water right deficit starting in 2036. 2.1 gallons per minute more than the current water right.

Pursuing Additional Water Rights. The City of Tenino is located within the Upper Chehalis Watershed (Water Resource Inventory Area 23). According to the Washington State Department of Ecology (Ecology), "the Chehalis watershed is one of the most intensely farmed basins in Western Washington, and much of the water has already been spoken for." (Ecology Publication Number 11-11-027). In order to maintain and ensure adequate water quality and fish migration, water usage has been further restricted. In 2015, a severe drought caused Ecology to limit water rights holders from withdrawing water from the Chehalis basin. Although this affected primarily agricultural users, it highlights the difficulty in obtaining new water rights, even in an urban environment. If water rights are not secured in time to serve the additional growth, the City will work with the Washington State Department of Ecology to identify a solution, which may include water conservation projects and system improvements that reduce water leakage. Development of west Tenino relies on the developer bringing water rights; this may slow the pace of the development.

Level of Service. The acceptable level of service for water utilities should be governed by the fire flow requirements found in the Uniform Fire Code. Concurrency for water supply purposes is established at the point in the development process when combustible materials are first introduced to the development site. In addition to these above projects, the Water System Plan contains additional information associated with water rates and conservation. These items are noted in the Goals and Policies for the City's capital facilities.

UGA Expansion. XXXXXX

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Water System CIP and Funding Sources. The table below outlines the current proposed Capital Improvement Projects for the Water System to be completed over the next 20 years. For a complete explanation of these projects, please refer to the City of Tenino 2023 Water System Plan adopted herein by reference.

Projects	Description	Schedule	Estimated Cost ($2024)	Funding Source
Water Rights Acquisition	Acquire new annual and instantaneous water rights. Implement at least 200 to 300 gallons per minute of additional source capacity as part of any significant development	2025-2030	$10,000	General Fund
Small Diameter Pipe Replacement	Systematically replace all galvanized small diameter distribution pipes.	2025-2030	$50,000	General Fund
200,000 Gallon Reinforced Concrete Water Reservoir	Construct a new reservoir to support UGA development.	TBD	$1,660,000	Developer
Fire Hydrant Replacement Program	Annual Meter Replacement	2025-2030	$7,500	General Fund
Water System Plan	Development of a water system plan	2033	$100,000	General Fund
Drill New Well	Establish a fourth well	2035	$200,000	General Fund

E. *WASTEWATER TREATMENT SYSTEM*

Existing Facilities & Forecasted Needs

Wastewater treatment is provided to the majority of properties within the Tenino city limits. Grinder pumps, located on individual properties, grind the solids in the wastewater and pump the sewage to the wastewater treatment plant. Once the wastewater reaches the treatment facility, the sewage is filtered through the plant headworks to remove grit, an anoxic basin, aeration basins, and finally a series of membranes that separate the solid and liquid wastes and treat the water. Sludge is stored within a storage basin, and hauled to an appropriate disposal area as necessary. Treated water is placed in groundwater recharge basins.

The wastewater treatment system is designed to treat inflows between 230,000 and 330,000 gallons per day (see Figure 5.2). Pumps and basins have been sized to handle 330,000 gallons per day, but existing membranes are only sufficient to handle 230,000 gallons per day, the anticipated maximum monthly average flow at the time of development of the system. In 2012, average inflows ranged from approximately 78,000 to 87,000 gallons per day, with the maximum day reaching approximately 103,000 gallons in December 2012.

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As of February 26, 2013, the City of Tenino had 630 active sewer connections, including commercial and residential properties. Assuming a maximum day demand at the sewer treatment plant of 103,000 gallons, a similar proportion of future uses (when compared to existing uses), and a maximum day demand of 163.5 gallons per day (the maximum day demand/630), the system has the potential to add 777 connections before reaching the capacity of 230,000 gallons per day.

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As inflows near 230,000 gallons per day, Tenino will need to purchase and install more membranes to increase the capacity of the wastewater system.

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Deficiencies and Recommended Improvements. Table 5.7 briefly describes the wastewater improvements likely needed over the 20-year planning period. While the system generally functions well, the City should consider how best to utilize the byproducts of the treatment system. These considerations should include how to best utilize the Class A reclaimed water generated by the wastewater treatment plant and dispose of the sludge created as a result of the cleaning process.

Level of Service. The acceptable level of service for the sanitary sewer collection system is a maximum of 75% of capacity. The acceptable level of service for treatment capacity for the wastewater treatment plant is a maximum 80% of capacity. Concurrency for wastewater treatment systems is established at the point in the development process when the system is installed and operational at the time of occupancy of the development.

UGA Expansion. XXXXXX

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Wastewater Treatment System CIP and Funding Sources. The table below outlines the current proposed Capital Improvement Projects for the Wastewater Treatment System to be completed over the next 20 years.

Projects	Description	Schedule	Estimated Cost ($2024)	Funding Source

Wastewater Treatment Facility Fine Screen	Acquire fine screen for wastewater treatment	XX	XX	City Funds - Wastewater Capital Improvement, grants
Reclaimed Water Use	Implement reuse of reclaimed water	2032	$500,000	Public Works Trust Fund, Ecology
Sludge Pumping	Investigate method to pump treated sludge instead of trucking off-site.	2026-2036	$200,000	City Funds - Wastewater Capital Improvement, grants
Sludge Treatment	Pursue sludge treatment if viable	XX	XX	City Funds - Wastewater Capital Improvement, grants
Acquire Additional Treatment Membranes	Acquire additional membranes to accommodate plant treatment capacity up to .33mgd	XX	$250,000 per membrane	City Funds - Wastewater Capital Improvement, grants

F. *GOALS, POLICIES, AND ACTIONS*

Goals and policies related to pedestrian amenities and City streets are found in Chapter 4, Transportation of this plan. The following are goals and policies the City of Tenino has for capital facilities. Where the jurisdictions of unincorporated Thurston County and the City of Tenino intersect, the City encourages Thurston County to adopt those goals and policies denoted with an asterisk (*).

CAPITAL FACILITIES - GENERALLY

*Goal CF 1: Expansion and location of public facilities are coordinated and timed to meet present and future demand.

Policy CF 1.1: Prioritize capital improvements for facilities where development is unlikely to fund future improvements. Improvements within these areas should consider the importance of the structure or facility to determine improvement priorities.

ACTION: Regularly amend the Capital Facilities Plan and Capital Improvement Program to identify high priority projects that are important for the community to conduct over both the next 6- and 20-year planning periods.

ACTION: Consult the Capital Improvement Program to determine priorities for City expenditures during the preparation of budgets and the pursuit of grant funds.

Policy CF 1.2: Require new development to assume the costs of providing on-site public facilities and services such as road improvements, sidewalks, street lights, connection to water mains, and connection to sewer mains.

Policy CF 1.3: Allow new development only when and where all public facilities are adequate and does not reduce the level of service elsewhere.

ACTION: Route information about new housing developments to the Tenino School District, Thurston County Fire District 12, Washington Department of Transportation, and other applicable facility providers to aid in their facility planning.

ACTION: Enter into an Interlocal Agreement with the Tenino School District to implement the collection of school impact fees for new development.

Policy CF 1.4: Guarantee new development within Tenino's urban growth area builds water and other public facility systems to City standards to ensure efficient transition to City public facilities in the future.

***ACTION:** Work with Thurston County to ensure common standards are developed and employed during the permit review process.

Policy CF 1.5: In the unincorporated UGA, Thurston County's Capital Facilities Plan and any applicable levels of service shall govern.

Policy CF 1.6:

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Goal CF 2: Utility installations, road improvements and other facility upgrades/repairs are made in a manner sensitive to the environment and the desired community aesthetics.

Policy CF 2.1: Ensure that all developer-led and City construction projects are consistent with the State Environmental Policy Act, the Tenino Critical Areas Ordinance, and best management practices for the protection of the environment.

ACTION: Effectively route all projects to affected agencies to gather information about the potential impacts and necessary mitigation for the proposal.

ACTION: Ensure that projects meet the provisions of the Tenino Critical Areas Ordinance.

Policy CF 2.2: Encourage utility installations and system upgrades in a manner that enhances the appearance of the community.

ACTION: Require the under-grounding of utilities in new developments where feasible.

ACTION: Encourage the under-grounding of utilities in system upgrades.

ACTION: Encourage the planting of appropriate street trees wherever possible.

Goal CF 3: The Capital Facilities Plan is consistent with other chapters of the Comprehensive Plan and coordinates with other jurisdictions.

Policy CF 3.1: Update the Capital Improvement Program at least every six years.

Policy CF 3.2: Review the Capital Facilities Plan whenever changes are made to other chapters of the Comprehensive Plan to ensure that the entire plan remains internally consistent.

Policy CF 3.3: Reassess the Capital Facilities Plan and other chapters of the Comprehensive Plan to ensure consistency if probable funding falls short of meeting existing needs.

****Policy CF 3.5:*** Coordinate with Thurston County to ensure consistency between Tenino's capital facility plan and Thurston County's.

COMMUNITY BUILDINGS

Goal CF 4: Tenino has a wide range of buildings that house essential public services and that can be used by the community with minimal impact to the City's General Fund.

Policy CF 4.1: Make cost-effective decisions regarding city-owned structures.

Policy CF 4.2: Consider the Quarry House, War Memorial (Quarry) Pool, and the Tenino Train Depot Museum as the City's community center. These structures are a priority for pursuing grants.

Policy CF 4.3: Continually work to identify methods to increase revenues and reduce the costs associated with existing community buildings.

ACTION: Establish effective mechanisms to promote community facility rentals.

ACTION: Establish a facility operation cost matrix to enable a realistic fee schedule.

Policy CF 4.4: Prioritize and plan improvements for existing and needed structures.

ACTION: Budget for necessary improvements to community buildings.

ACTION: Identify and seek out funding for necessary improvements.

Policy CF 4.5: Establish reasonable maintenance budgets to extend the useful life of community facilities.

Policy CF 4.6: Communicate to the public the true cost of community facilities.

Goal CF 5: Tenino has community buildings that are well utilized for a range of activities.

CITY EQUIPMENT

Goal CF 6: Tenino makes cost-effective decisions related to City equipment.

Policy CF 6.1: Create and maintain a database that tracks the useful life and replacement costs for all city equipment.

Policy CF 6.2: Where practical and feasible, establish agreements with other entities – such as cities, schools, fire authorities, and for-profits – to share necessary equipment.

Policy CF 6.3: Develop a budget for anticipated equipment expenditures.

Policy CF 6.4: Review costs and benefits before purchasing equipment. Utilize rentals or contracted services for infrequently used equipment when it is a greater benefit to the City than owning the equipment outright.

STORMWATER MANAGEMENT

Goal CF 7: Flooding in the City is minimized through the use of stormwater best management practices, further protecting Tenino's drinking water from contamination.

Policy CF 7.1: Treat stormwater on-site or as near as possible to the location where rain falls.

ACTION: Clarify the existing development standards and review process for stormwater management to ensure consistency with this policy.

ACTION: Work to better understand how water flows through the City of Tenino and appropriate methods to slow flows and/or prevent flooding.

Policy CF 7.2: Utilize best management practices to minimize the impact of pollutants that infiltrate into the ground as a result of stormwater.

Policy CF 7.4: Require adequate stormwater collection and disposal facilities be provided by developers in accordance with Level of Service standards.

Policy CF 7.5: Develop a stormwater management plan and consider developing a Stormwater utility to collect funds for the development and maintenance of stormwater facilities.

ACTION: Research and apply for grant funding.

WATER SYSTEM

Goal CF 9: The Tenino Comprehensive Water Plan, adopted herein by reference, is fully implemented.

Policy CF 9.1: Ensure consistency between the Comprehensive Plan and the Comprehensive Water Plan as amendments to either plan is made.

Goal CF 10: Tenino maintains a high quality of drinking water.

****Policy CF 10.1:*** Cooperate with Thurston County on groundwater monitoring and management issues to maximize the effectiveness of aquifer and wellhead protection. This cooperation should extend at least to groundwater mapping, monitoring, data management, and may extend to other issues of mutual interest.

ACTION: Continue to monitor land use activities within the wellhead protection area.

Goal CF 11: Tenino has sufficient water rights to accommodate the community's **projected population growth.**

Policy CF 11.1: Aggressively pursue new water rights to ensure that sufficient water is available for new residents and businesses.

Policy CF 11.2: Require properties with water rights within the Unincorporated Urban Growth Area to transfer their water rights prior to annexation as a means of providing water for future development.

Policy CF 11.3: Work to reduce demands on existing water supplies in order to increase the number of residents and businesses that can be served by available water resources.

ACTION: Implement a water conservation plan.

ACTION: Ensure water rate structures encourage conservation.

ACTION: Establish methods to utilize reclaimed wastewater that reduce the overall need for potable water.

*Goal CF 12: All new development meets City of Tenino water system standards.

Policy CF 12.1: Ensure that an adequate water supply is available for development in Tenino.

Policy CF 12.2: All new water distribution mains will have a minimum diameter of 8-inches in order to minimize future fire flow restrictions.

WASTEWATER TREATMENT SYSTEM Description

Goal CF 18: Tenino provides efficient and cost-effective sewer service for all of Tenino.

Policy CR 13.1: Require all new development to connect to the wastewater treatment system unless extenuating circumstances do not allow sewer treatment.

Policy CF 14.2: Only allow the expansion of sewer to properties that are within the city limits.

Goal CF 15: New development meets the City's sanitary sewer standards.

Policy CF 15.1: Ensure wastewater treatment is used by development wherever feasible inside the City limits.

Map CF-1: Existing Water Infrastructure

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CHAPTER 5. CAPITAL FACILITIES

The City of Tenino owns, maintains, and operates multiple Capital Facilities including community buildings and facilities, park and recreation facilities, stormwater management, water systems and wastewater treatment systems. To maintain and improve City services while also accommodating orderly growth, the City of Tenino anticipates significant investment in capital facilities into the next 20-year planning horizon. This chapter will provide an inventory of existing capital facilities, discuss a forecast of needed capital facilities needed to help accommodate future growth and provide the proposed locations and capacities of any expanded or new capital facilities. This chapter will also address any Capital Improvement Projects forecasted for the next 6-year planning period as well as any projects that extend up to the 20-year planning horizon with financing and potential funding sources provided.

Community streets and pedestrian facilities are addressed as part of Chapter 4 along with any Transportation Facilities related to Capital Improvement Projects.

A. *COMMUNITY BUILDINGS AND FACILITIES*

Existing Facilities & Forecasted Needs

The City of Tenino contains a number of publicly-owned buildings. These buildings are described below. Proposed expenditures for City buildings are presented in the Capital Improvement Program.

- **Tenino City Hall.** Tenino City Hall occupies the former quarry house for the Hercules Sandstone Company. Built in 1907 with local Tenino sandstone, the building was donated to the City and moved to its current location in 1922. In 1950, a concrete block addition on the south side of the building was constructed. The building features rough-cut sandstone masonry on the first floor with smooth-cut sandstone on the second floor, and the hipped roof has broad eaves.

  City Hall contains many of the public offices, as well as the City Council Chambers and the municipal court for the community. The building was extensively renovated in 1987 and brought into compliance with the American Disabilities Act in 2011 and 2012. Over the next 20 years, the building will likely require a new roof, carpets and flooring, as well as improvements/repairs to the sandstone masonry.
- **Tenino Police Station (John Dowies Memorial Building)**: Located on McClellan Avenue, the Tenino Police station was constructed in 1996 and is in good condition. As of 2023, the Tenino Police Department consisted of one full-time Police Chief, four full-time Police Officers, one full-time Police Clerk, and three reserve Officers. Under the terms of an interlocal agreement with the Tenino School district, the Police Department provides a school resource officer to the district. The Police Station also contains an evidence storage building.
- **Tenino Library.** The Tenino Timberland Regional Library building was donated to the city and remodeled for its current use in 1987. The city expanded the building around 1990, and the library went through several improvements and upgrades in 2021. The improvements included new shelving, office space, furniture, and interior paint.

  Operational costs of the Tenino Timberland Regional Library, including staffing and materials, are funded by the Timberland Regional Library system. The City of Tenino owns the building and funds utilities, janitorial service, and maintenance of the structure.
- **Tenino Train Depot Museum.** The Tenino Train Depot, a structure on the National Register of Historic Places, was constructed in 1914 along the Northern Pacific railroad line. The building was moved to its present location in City Park in 1975 and has been operated as a volunteer-run museum since 1979. The building was recently upgraded with a new electric heat pump and

insulated flooring as part of a grant the City received.

The Tenino Train Depot is owned by the City of Tenino, and the museum is operated by a non-profit 501(c)3 organization. The City of Tenino funds building insurance and utilities for the structure and does not collect any rent for the use of the building.

- **Ticknor School.** The historic Ticknor one-room school house was built in the Skookumchuck Valley in 1934. The building was moved near the Tenino Train Depot Museum in 2002, and extensively renovated between 2002 and 2012. The historic school opened to visitors in 2012 and is available for tours by Tenino Train Depot Museum patrons.
- **Quarry House.** The Quarry House, constructed as the office of the Tenino Sandstone Company (in approximately 1900), is located at the west end of Tenino City Park, near the Tenino Train Depot Museum and War Memorial (Quarry) Pool. The building is a rectangular one-story wood frame structure with a hipped roof that extends over the northwest portion of the building to cover a front porch. Stairs to the porch are made of sandstone and the roof of the entryway is supported by round rough-cut sandstone pillars.

  The Quarry House functions as a community gathering space for Tenino and is rented by individuals interested in utilizing the space. The building went through a series of renovations and improvements in the early 2000s and in 2013.
- **Tenino Park Restrooms.** Two restroom facilities serve Tenino City Park. These restrooms are not heated, are not designed for ADA accessibility, and are currently in poor condition. The facilities are small and insufficient to meet current needs. The City anticipates replacing the structures with facilities that contain additional toilet stalls, and shower facilities in the restroom nearest the campground.
- **City Park Concession Stand.** The City Park concession stand, constructed in 1995, offers a location to sell food to park patrons. The concession stand also houses some maintenance equipment and includes restroom facilities. The facility is rented out for a nominal price during the baseball and soccer season. Although it is in good condition, the roof will likely need to be replaced in the next 20 years. The City is considering converting an existing toilet stall to a shower facility to promote camping at the park should also be.
- **Public Works Shop on Park.** The Park Avenue Public Works shop was constructed in 2007. The pole framed structure houses machinery and workspace for public works employees and is in good condition, though another building for equipment storage may be desirable in the future.
- **Food Warehouse.** The food warehouse, constructed in 2007, offers space for non-profit organizations to store food in the community. The pole framed structure is in good condition, though the facility does not contain any water or bathroom facilities. The warehouse is located directly east of the Public Works Shop on Morningside, and experiences little use at present, though improvements such as bathrooms or a sink could encourage the further use of the facility. An asphalt parking lot may be desired in the future should the use of the facility increase or change.
- **Well and Pump Houses.** Municipal wells and pumps are situated in buildings located near Tenino Middle School. These buildings are in good condition. Additional ventilation in areas where treatment chemicals are stored should also be considered.
- **Wastewater Treatment Buildings.** Two buildings constructed in 2009 support the operation of the Tenino Wastewater Treatment Plant. One of the buildings houses the laboratory needed to test water treated at the wastewater treatment plant and the other houses the mechanical equipment necessary to run the plant. The structures are relatively new and are not anticipated

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to need significant upgrades over the next 20 years.

- **Dog Kennel at Reservoir.** The dog kennel at the reservoir was constructed in the 1990s. The facility houses lost dogs and would benefit from better lighting, heat and potentially some outdoor kennels over the next couple of years. However, city staff have expressed interest in preferably constructing a new Dog Kennel near the Public Works building, and demolishing the existing Dog Kennel located at the Reservoir.

Facilities Provided by Other Entities. In addition to these buildings and facilities, the following public agencies have facilities in the City of Tenino.

- **Fire and EMT Services.** The City of Tenino joined the South Thurston Fire and EMS on January 1, 2018. The city is serviced by Station 41 of the South Thurston Fire and EMS. The district has 6 full time firefighters/EMT's and is supported by 28 volunteers. The South Thurston Fire & EMS has four stations serving a 76 square mile area, including a main station located directly south of Tenino City Hall. The district is approximately 75% volunteer firefighters and is overseen by three elected Fire Commissioners. The city does not provide any Fire or Emergency Medical Services.
- **Tenino Schools.** The Tenino School District consists of Parkside Elementary (K-2), Tenino Elementary (3-5), Tenino Middle School (grades 6-8), and Tenino High School (grades 9-12). Parkside Elementary was built in the 1930s and extensively remodeled in the late 1980s. The other three schools were built in the 1970s. The schools are in various states of disrepair and the school district passed a Capital Projects Replacement Levy in February of 2022 that will help cover needed maintenance to the facilities and any necessary enhancements to accommodate the anticipated growth of the school district.

Community Buildings and Facilities CIP and Funding Sources
The table below outlines the current proposed Capital Improvement Projects for Parks and Recreation Facilities for the 20-year planning horizon for the City of Tenino and potential funding sources.

Projects	Description	Schedule	Estimated Cost ($2024)	Funding Source
Police Station Security Enhancements & Parking Lot Paving	Improvements to Police Station security and paving the police station parking lot	XX	$26,000	General Fund, CI Fund, Grants/Loans
Train Depot Museum	Construction of a new Train Depot Museum	2030	$2,000,000	General Fund, CI Fund, Grants/Loans
Quarry House Roof Replacement	Roof replacement on the Quarry House	2030	$30,000	General Fund, CI Fund, Grants/Loans

Public Works Additional Storage Building	Construction of an additional Storage Building	2030	$60,000	General fund, CI fund, grants/loans
New Dog Kennel	Construction of a new dog kennel near the public work building	XX	XX	General fund, CI fund, grants/loans

B. *PARKS AND RECREATION FACILITIES*

Parks, recreation, and open space are important community assets, and open space has been identified by its citizens as an important component of Tenino's small city. Changes in the community, especially the anticipated population growth associated with the sewer installation, will impact the community's needs for parks. It is therefore important to set a definite direction for the future development of parks to help preserve the character of the community.

Existing Facilities & Forecasted Needs:

The primary recreational amenity for the city is the Tenino City Park. Comprising approximately 115 acres the park includes the following facilities:

- Quarry Memorial Pool - a cold-water wading pool, splash pad and "lake" within an old sandstone quarry. Features small restroom facility and a natural pond area.
- Tenino Depot Museum – former train depot building and support buildings.
- Ticknor School – historic schoolhouse moved next to Tenino Depot Museum.
- Quarry House – former quarry office building used as a Community Center.
- Campground – multiple campsites with designated or open field camping and restrooms.
- Playground in the "Old Park" for younger children.
- Ball Field Facility – support facility with restrooms for Little League Fields.
- Main Playground and Pump tracks- Upgraded in 2023. Features a restroom facility.
- New Park addition of 60+ acres of passive use conservation land.
- Yelm-Rainier-Tenino trailhead with bike station and kiosk.
- 2 picnic Shelters
- Veteran's Memorial Wall

~~The forecasted needs for the City of Tenino Parks and Recreation Facilities will depend on Level of~~

Service (LOS) goals that should be identified through strategic community planning and communication. Some areas outlined in the 2024 Parks and Recreation Plan that should be addressed in the future include:

- Development of a plan to provide sustainable funding for the Quarry Memorial Pool.
- Improve the campground by creating specific sites for tents and RVs and adding cabin rentals to offset the need for accommodations for visitors to Tenino.
- Development of a plan for the City Park to connect trails with adjacent properties such as the
- Creekside Conservancy Wildlife Preserve. These trails can be both recreational and educational in nature.
- Create trail maps and trailhead signage for the Kiosk and at trailheads.
- Pursue new projects such as, but not limited to, creation of pocket parks, or the opening of the Natural Area by the Quarry Pool
- Continue improvements at the Community Complex (Quarry House, Museum and Quarry Pool). Most notably create parking, drop-off areas, improve utilities, bathhouse addition, and opening of natural areas for recreation and private event rental (pool funding source).
- Identifying and pursuing potential funding sources to achieve the goals outlined in this plan.
- Enhancing and maintaining existing facilities to increase the likelihood of usability and thus revenue. For instance - the soccer fields, campground, and pool.
- Continue to improve recreational sport amenities like ballfields and facilities. Also, basketball in the area vacated by the old playground.
- Increasing public safety of the parks system by pursuing projects such as new fencing above the quarry pool, removing the switchback trail along the hillside and adding cameras.

Parks and Recreation Facilities CIP and Funding Sources

The table below outlines the current proposed Capital Improvement Projects for Parks and Recreation Facilities for the next 20-year planning horizon for the City of Tenino and potential funding sources.

Projects	Description	Schedule	Estimated Cost ($2024)	Funding Source
Tenino Park – Restroom Building & Gazebo	Restroom and Gazebo Improvements	XX	$1,019,699	XX

Tenino Park – Field 2 Skinned Infields & Natural Grass Fields	XX	XX	$1,580,700	XX
Cultural Area Improvements	Improvements to the Veterans Memorial, parking, and pathways	XX	$970,000	XX
Baseball & Pickleball Court	Construction of new baseball & pickleball courts	XX	$47,000	XX
Phase 1 Trail & Campground Restroom Improvements	XX	XX	$500,000	XX
City Park Concession Stand Shower Stall Conversion	Converting existing bathroom stall into a shower stall	2030	$150,000	XX
City Park Campground Remodel	Campground improvements	2027	$150,000	General fund, CI fund, grants/loans, RCO
City Park Quarry Pool Restroom Facility	Construction of restroom facility at the Quarry Pool	2027	$150,000	General fund, CI fund, grants/loans, RCO

C. *STORMWATER MANAGEMENT*

Existing Facilities & Forecasted Needs

Tenino sits lower in elevation than much of the surrounding area. Storms generate heavy runoff from the surrounding hillsides, straining the capacity of Scatter Creek, raising groundwater tables, and causing localized flooding. Flooding and drainage problems carry surface pollutants into Scatter Creek and Tenino's aquifer as well as damage streets, sidewalks, and buildings.

The City maintains a variety of storm drainage facilities to address these issues, but additional improvements can be made. Flows along Scatter Creek are impeded at the Burlington Northern rail line, where an inadequate culvert causes water to flow above the stream bank and onto Morningside Drive. Drainage issues are also present at Huston Street, Park Avenue, and Fifth Street.

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Level of Service. Tenino's stormwater management standards do not provide clear guidance for the City or developers and property owners. While standards are being developed, all new housing, commercial developments, and major remodels in the City of Tenino are required to provide stormwater management on site. Stormwater collection and disposal systems are required to be capable of containing a water volume equivalent to a 25-year, 24-hour storm event.

Concurrency ensures consistency in land use approval and the development of adequate public facilities as plans are implemented. It also prevents development that is inconsistent with the public facilities necessary to support the development. Concurrency for stormwater purposes is established at the point in the development process when impervious street surfaces are installed. Best management practices for water quality are required for all new stormwater outfalls and systems.

Stormwater Management CIP and Funding Sources. The table below outlines the current proposed Capital Improvement Projects for Parks and Recreation Facilities for the 2025-2030 six-year planning horizon for the City of Tenino and potential funding sources.

Projects	Description	Schedule	Estimated Cost ($2024)	Funding Source
Stormwater Management Plan	XX	XX	$50,000	
Stormwater Drainage Improvements - Morningside	Install drainage to accommodate stormwater along the roadway	XX	XX	
Stormwater Drainage Improvements – Fifth and Park	Install a facility to store stormwater traveling from the hillside behind City Park to Fifth and Park.	XX	XX	

Stormwater Drainage Improvements – Houston Street	Install a facility to reduce flooding in the area.	XX	XX	
Stormwater Retention Facility Marion/Bognor to Scatter Creek	Add retention facility(s) to slow stormwater flows and allow pollutants to settle from the water.	XX	XX	
Culvert Resizing Along Scatter Creek	Attempt to collaborate with BNSF to install an adequately sized culvert.	XX	XX	
Scatter Creek Impediments Removal	Collaborate to remove impediments to Scatter Creek flows to help reduce flooding.	XX	XX	

In addition to these projects, the City of Tenino should consider the development of a stormwater management plan that identifies potential projects; this would represent a major component in establishing a stormwater utility should the City decided to pursue one. A Community Development Block Grant could be an appropriate source of funding for this type of project.

D. *WATER SYSTEM*

Existing Facilities & Forecasted Needs

The City of Tenino water system serves 710 customers and pumps roughly 4.1 million gallons of water per month. The community has groundwater rights for 270 acre-feet per year, with a maximum instantaneous pumping rate of 700 gallons per minute. Existing water rights are approved by the Department of Health to serve approximately 1,236 equivalent residential units (ERUs). An ERU represents the average amount of water used by a single-family dwelling. The measurement permits the comparison between commercial and multi-family water usage to that of a typical detached single-family dwelling.

As discussed in Chapter 3 of this plan, the number of dwelling units is anticipated to double over the 20-year planning period, exceeding the City's existing water rights. Without the acquisition of additional water, the City's continued growth will be impacted.

Water Source. The City of Tenino currently owns and operates two wells (Well No. 1 and Well No. 3) located near Tenino Middle School. Well No. 2 is located in the vicinity of the other two wells but is no longer used due to excessive sand production. Information about the wells are provided in Table 5.3 and Map CF-1. The wells pump water associated with Tenino's water rights which allow a maximum annual withdrawal of 270 acre-feet of water (approximately 87,979,886 gallons) at a maximum instantaneous withdrawal rate of 700 gallons per minute. The 2023 Water System Plan indicates that a new well site would improve source reliability and should be considered in conjunction with additional Water Rights Acquisition.

Table 5.XX: Water Source Characteristics

	Well No. 1	Well No. 3
Installation Date	1967	1994
Depth	94 feet	93 feet
Installed Pump Capacity	300 gallons per minute	400 gallons per minute
Maximum Instantaneous Flow Rate	300 gallons per minute	400 gallons per minute
Maximum Annual Volume	196 acre-feet per year	74 acre-feet per year 196 secondary
Treatment	Sodium hypochlorite, pH adjustment for corrosion control	Sodium hypochlorite, pH adjustment for corrosion control

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Water Storage. The City of Tenino has two existing glass-lined steel tanks located on Lemon Hill, west of downtown Tenino. The tanks, built in 1994, are in good condition and have a combined storage volume of approximately 550,000 gallons; storage capacity is likely adequate for the next 15 years. If a significant amount of development occurs in western Tenino as is anticipated additional storage capacity will likely be needed by 2028.

Water Distribution. The City of Tenino water system includes 16.3 miles of distribution pipes (see Table 5.4 and Map CF-1). Of these pipes, approximately 70% are asbestos cement (AC), 20% are polyvinyl chloride (PVC) or high-density polyethylene (HDPE), and less than 1% of the pipes are galvanized iron less than 4 inches in size; the galvanized iron pipes have a tendency to corrode and leak.

Table 5.4. Water Distribution System Characteristics

Pipe Size (inches)	Type of Pipe (in lineal feet)				Total
	PVC and HDPE	Asbestos Cement	Ductile Iron/Cast	Galvanized Iron	
14	-	-	280	-	**280**
12	-	-	1,964	-	**1,964**
10	-	-	-	-	**-**
8	7,856	20,775	774	-	**29,405**
6	6,259	24,550	4,239	-	**35,048**
4	2,74	12,204	114	-	**12,592**
< 4	3,201	123	70	3,580	**6,974**
TOTAL	**17,590**	**57,652**	**7,441**	**3,580**	**86,263**

Projected Water Demand. Water consumption in Tenino has generally decreased since 2004. However, additional residential and commercial development combined with a reduction in the number of residential unit vacancies will see the water usage approach the City's allowed annual water right. Conservation measures may extend the available supply of water, but new water rights also need to be pursued in order to accommodate anticipated growth and demand. This is especially true of West Tenino.

Instantaneous Water Rights. Instantaneous water rights are sufficient for the next 15 years or so but is likely inadequate to address long term needs. Washington State law requires the instantaneous withdrawal rate (or total source capacity) to meet or exceed the estimated Maximum Day Demand for a community. According to the 2023 Comprehensive Water System Plan, the city of Tenino is anticipated to have an annual water right deficit starting in 2036. 2.1 gallons per minute more than the current water right.

Pursuing Additional Water Rights. The City of Tenino is located within the Upper Chehalis Watershed (Water Resource Inventory Area 23). According to the Washington State Department of Ecology (Ecology), "the Chehalis watershed is one of the most intensely farmed basins in Western Washington, and much of the water has already been spoken for." (Ecology Publication Number 11-11-027). In order to maintain and ensure adequate water quality and fish migration, water usage has been further restricted. In 2015, a severe drought caused Ecology to limit water rights holders from withdrawing water from the Chehalis basin. Although this affected primarily agricultural users, it highlights the difficulty in obtaining new water rights, even in an urban environment. If water rights are not secured in time to serve the additional growth, the City will work with the Washington State Department of Ecology to identify a solution, which may include water conservation projects and system improvements that reduce water leakage. Development of west Tenino relies on the developer bringing water rights; this may slow the pace of the development.

Level of Service. The acceptable level of service for water utilities should be governed by the fire flow requirements found in the Uniform Fire Code. Concurrency for water supply purposes is established at the point in the development process when combustible materials are first introduced to the development site. In addition to these above projects, the Water System Plan contains additional information associated with water rates and conservation. These items are noted in the Goals and Policies for the City's capital facilities.

UGA Expansion. XXXXXX

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Water System CIP and Funding Sources. The table below outlines the current proposed Capital Improvement Projects for the Water System to be completed over the next 20 years. For a complete explanation of these projects, please refer to the City of Tenino 2023 Water System Plan adopted herein by reference.

Projects	Description	Schedule	Estimated Cost ($2024)	Funding Source
Water Rights Acquisition	Acquire new annual and instantaneous water rights. Implement at least 200 to 300 gallons per minute of additional source capacity as part of any significant development	2025-2030	$10,000	General Fund
Small Diameter Pipe Replacement	Systematically replace all galvanized small diameter distribution pipes.	2025-2030	$50,000	General Fund
200,000 Gallon Reinforced Concrete Water Reservoir	Construct a new reservoir to support UGA development.	TBD	$1,660,000	Developer
Fire Hydrant Replacement Program	Annual Meter Replacement	2025-2030	$7,500	General Fund
Water System Plan	Development of a water system plan	2033	$100,000	General Fund
Drill New Well	Establish a fourth well	2035	$200,000	General Fund

E. *WASTEWATER TREATMENT SYSTEM*

Existing Facilities & Forecasted Needs

Wastewater treatment is provided to the majority of properties within the Tenino city limits. Grinder pumps, located on individual properties, grind the solids in the wastewater and pump the sewage to the wastewater treatment plant. Once the wastewater reaches the treatment facility, the sewage is filtered through the plant headworks to remove grit, an anoxic basin, aeration basins, and finally a series of membranes that separate the solid and liquid wastes and treat the water. Sludge is stored within a storage basin, and hauled to an appropriate disposal area as necessary. Treated water is placed in groundwater recharge basins.

The wastewater treatment system is designed to treat inflows between 230,000 and 330,000 gallons per day (see Figure 5.2). Pumps and basins have been sized to handle 330,000 gallons per day, but existing membranes are only sufficient to handle 230,000 gallons per day, the anticipated maximum monthly average flow at the time of development of the system. In 2012, average inflows ranged from approximately 78,000 to 87,000 gallons per day, with the maximum day reaching approximately 103,000 gallons in December 2012.

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As of February 26, 2013, the City of Tenino had 630 active sewer connections, including commercial and residential properties. Assuming a maximum day demand at the sewer treatment plant of 103,000 gallons, a similar proportion of future uses (when compared to existing uses), and a maximum day demand of 163.5 gallons per day (the maximum day demand/630), the system has the potential to add 777 connections before reaching the capacity of 230,000 gallons per day.

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As inflows near 230,000 gallons per day, Tenino will need to purchase and install more membranes to increase the capacity of the wastewater system.

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Deficiencies and Recommended Improvements. Table 5.7 briefly describes the wastewater improvements likely needed over the 20-year planning period. While the system generally functions well, the City should consider how best to utilize the byproducts of the treatment system. These considerations should include how to best utilize the Class A reclaimed water generated by the wastewater treatment plant and dispose of the sludge created as a result of the cleaning process.

Level of Service. The acceptable level of service for the sanitary sewer collection system is a maximum of 75% of capacity. The acceptable level of service for treatment capacity for the wastewater treatment plant is a maximum 80% of capacity. Concurrency for wastewater treatment systems is established at the point in the development process when the system is installed and operational at the time of occupancy of the development.

UGA Expansion. XXXXXX

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Wastewater Treatment System CIP and Funding Sources. The table below outlines the current proposed Capital Improvement Projects for the Wastewater Treatment System to be completed over the next 20 years.

Projects	Description	Schedule	Estimated Cost ($2024)	Funding Source

Wastewater Treatment Facility Fine Screen	Acquire fine screen for wastewater treatment	XX	XX	City Funds - Wastewater Capital Improvement, grants
Reclaimed Water Use	Implement reuse of reclaimed water	2032	$500,000	Public Works Trust Fund, Ecology
Sludge Pumping	Investigate method to pump treated sludge instead of trucking off-site.	2026-2036	$200,000	City Funds - Wastewater Capital Improvement, grants
Sludge Treatment	Pursue sludge treatment if viable	XX	XX	City Funds - Wastewater Capital Improvement, grants
Acquire Additional Treatment Membranes	Acquire additional membranes to accommodate plant treatment capacity up to .33mgd	XX	$250,000 per membrane	City Funds - Wastewater Capital Improvement, grants

F. *GOALS, POLICIES, AND ACTIONS*

Goals and policies related to pedestrian amenities and City streets are found in Chapter 4, Transportation of this plan. The following are goals and policies the City of Tenino has for capital facilities. Where the jurisdictions of unincorporated Thurston County and the City of Tenino intersect, the City encourages Thurston County to adopt those goals and policies denoted with an asterisk (*).

CAPITAL FACILITIES - GENERALLY

*Goal CF 1: Expansion and location of public facilities are coordinated and timed to meet present and future demand.

Policy CF 1.1: Prioritize capital improvements for facilities where development is unlikely to fund future improvements. Improvements within these areas should consider the importance of the structure or facility to determine improvement priorities.

ACTION: Regularly amend the Capital Facilities Plan and Capital Improvement Program to identify high priority projects that are important for the community to conduct over both the next 6- and 20-year planning periods.

ACTION: Consult the Capital Improvement Program to determine priorities for City expenditures during the preparation of budgets and the pursuit of grant funds.

Policy CF 1.2: Require new development to assume the costs of providing on-site public facilities and services such as road improvements, sidewalks, street lights, connection to water mains, and connection to sewer mains.

Policy CF 1.3: Allow new development only when and where all public facilities are adequate and does not reduce the level of service elsewhere.

ACTION: Route information about new housing developments to the Tenino School District, Thurston County Fire District 12, Washington Department of Transportation, and other applicable facility providers to aid in their facility planning.

ACTION: Enter into an Interlocal Agreement with the Tenino School District to implement the collection of school impact fees for new development.

Policy CF 1.4: Guarantee new development within Tenino's urban growth area builds water and other public facility systems to City standards to ensure efficient transition to City public facilities in the future.

***ACTION:** Work with Thurston County to ensure common standards are developed and employed during the permit review process.

Policy CF 1.5: In the unincorporated UGA, Thurston County's Capital Facilities Plan and any applicable levels of service shall govern.

Policy CF 1.6:

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Goal CF 2: Utility installations, road improvements and other facility upgrades/repairs are made in a manner sensitive to the environment and the desired community aesthetics.

Policy CF 2.1: Ensure that all developer-led and City construction projects are consistent with the State Environmental Policy Act, the Tenino Critical Areas Ordinance, and best management practices for the protection of the environment.

ACTION: Effectively route all projects to affected agencies to gather information about the potential impacts and necessary mitigation for the proposal.

ACTION: Ensure that projects meet the provisions of the Tenino Critical Areas Ordinance.

Policy CF 2.2: Encourage utility installations and system upgrades in a manner that enhances the appearance of the community.

ACTION: Require the under-grounding of utilities in new developments where feasible.

ACTION: Encourage the under-grounding of utilities in system upgrades.

ACTION: Encourage the planting of appropriate street trees wherever possible.

Goal CF 3: The Capital Facilities Plan is consistent with other chapters of the Comprehensive Plan and coordinates with other jurisdictions.

Policy CF 3.1: Update the Capital Improvement Program at least every six years.

Policy CF 3.2: Review the Capital Facilities Plan whenever changes are made to other chapters of the Comprehensive Plan to ensure that the entire plan remains internally consistent.

Policy CF 3.3: Reassess the Capital Facilities Plan and other chapters of the Comprehensive Plan to ensure consistency if probable funding falls short of meeting existing needs.

****Policy CF 3.5:*** Coordinate with Thurston County to ensure consistency between Tenino's capital facility plan and Thurston County's.

COMMUNITY BUILDINGS

Goal CF 4: Tenino has a wide range of buildings that house essential public services and that can be used by the community with minimal impact to the City's General Fund.

Policy CF 4.1: Make cost-effective decisions regarding city-owned structures.

Policy CF 4.2: Consider the Quarry House, War Memorial (Quarry) Pool, and the Tenino Train Depot Museum as the City's community center. These structures are a priority for pursuing grants.

Policy CF 4.3: Continually work to identify methods to increase revenues and reduce the costs associated with existing community buildings.

ACTION: Establish effective mechanisms to promote community facility rentals.

ACTION: Establish a facility operation cost matrix to enable a realistic fee schedule.

Policy CF 4.4: Prioritize and plan improvements for existing and needed structures.

ACTION: Budget for necessary improvements to community buildings.

ACTION: Identify and seek out funding for necessary improvements.

Policy CF 4.5: Establish reasonable maintenance budgets to extend the useful life of community facilities.

Policy CF 4.6: Communicate to the public the true cost of community facilities.

Goal CF 5: Tenino has community buildings that are well utilized for a range of activities.

CITY EQUIPMENT

Goal CF 6: Tenino makes cost-effective decisions related to City equipment.

Policy CF 6.1: Create and maintain a database that tracks the useful life and replacement costs for all city equipment.

Policy CF 6.2: Where practical and feasible, establish agreements with other entities – such as cities, schools, fire authorities, and for-profits – to share necessary equipment.

Policy CF 6.3: Develop a budget for anticipated equipment expenditures.

Policy CF 6.4: Review costs and benefits before purchasing equipment. Utilize rentals or contracted services for infrequently used equipment when it is a greater benefit to the City than owning the equipment outright.

STORMWATER MANAGEMENT

Goal CF 7: Flooding in the City is minimized through the use of stormwater best management practices, further protecting Tenino's drinking water from contamination.

Policy CF 7.1: Treat stormwater on-site or as near as possible to the location where rain falls.

ACTION: Clarify the existing development standards and review process for stormwater management to ensure consistency with this policy.

ACTION: Work to better understand how water flows through the City of Tenino and appropriate methods to slow flows and/or prevent flooding.

Policy CF 7.2: Utilize best management practices to minimize the impact of pollutants that infiltrate into the ground as a result of stormwater.

Policy CF 7.4: Require adequate stormwater collection and disposal facilities be provided by developers in accordance with Level of Service standards.

Policy CF 7.5: Develop a stormwater management plan and consider developing a Stormwater utility to collect funds for the development and maintenance of stormwater facilities.

ACTION: Research and apply for grant funding.

WATER SYSTEM

Goal CF 9: The Tenino Comprehensive Water Plan, adopted herein by reference, is fully implemented.

Policy CF 9.1: Ensure consistency between the Comprehensive Plan and the Comprehensive Water Plan as amendments to either plan is made.

Goal CF 10: Tenino maintains a high quality of drinking water.

****Policy CF 10.1:*** Cooperate with Thurston County on groundwater monitoring and management issues to maximize the effectiveness of aquifer and wellhead protection. This cooperation should extend at least to groundwater mapping, monitoring, data management, and may extend to other issues of mutual interest.

ACTION: Continue to monitor land use activities within the wellhead protection area.

Goal CF 11: Tenino has sufficient water rights to accommodate the community's **projected population growth.**

Policy CF 11.1: Aggressively pursue new water rights to ensure that sufficient water is available for new residents and businesses.

Policy CF 11.2: Require properties with water rights within the Unincorporated Urban Growth Area to transfer their water rights prior to annexation as a means of providing water for future development.

Policy CF 11.3: Work to reduce demands on existing water supplies in order to increase the number of residents and businesses that can be served by available water resources.

ACTION: Implement a water conservation plan.

ACTION: Ensure water rate structures encourage conservation.

ACTION: Establish methods to utilize reclaimed wastewater that reduce the overall need for potable water.

*Goal CF 12: All new development meets City of Tenino water system standards.

Policy CF 12.1: Ensure that an adequate water supply is available for development in Tenino.

Policy CF 12.2: All new water distribution mains will have a minimum diameter of 8-inches in order to minimize future fire flow restrictions.

WASTEWATER TREATMENT SYSTEM Description

Goal CF 18: Tenino provides efficient and cost-effective sewer service for all of Tenino.

Policy CR 13.1: Require all new development to connect to the wastewater treatment system unless extenuating circumstances do not allow sewer treatment.

Policy CF 14.2: Only allow the expansion of sewer to properties that are within the city limits.

Goal CF 15: New development meets the City's sanitary sewer standards.

Policy CF 15.1: Ensure wastewater treatment is used by development wherever feasible inside the City limits.

Map CF-1: Existing Water Infrastructure

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CHAPTER 5. CAPITAL FACILITIES

The City of Tenino owns, maintains, and operates multiple Capital Facilities including community buildings and facilities, park and recreation facilities, stormwater management, water systems and wastewater treatment systems. To maintain and improve City services while also accommodating orderly growth, the City of Tenino anticipates significant investment in capital facilities into the next 20-year planning horizon. This chapter will provide an inventory of existing capital facilities, discuss a forecast of needed capital facilities needed to help accommodate future growth and provide the proposed locations and capacities of any expanded or new capital facilities. This chapter will also address any Capital Improvement Projects forecasted for the next 6-year planning period as well as any projects that extend up to the 20-year planning horizon with financing and potential funding sources provided.

Community streets and pedestrian facilities are addressed as part of Chapter 4 along with any Transportation Facilities related to Capital Improvement Projects.

A. *COMMUNITY BUILDINGS AND FACILITIES*

Existing Facilities & Forecasted Needs

The City of Tenino contains a number of publicly-owned buildings. These buildings are described below. Proposed expenditures for City buildings are presented in the Capital Improvement Program.

- **Tenino City Hall.** Tenino City Hall occupies the former quarry house for the Hercules Sandstone Company. Built in 1907 with local Tenino sandstone, the building was donated to the City and moved to its current location in 1922. In 1950, a concrete block addition on the south side of the building was constructed. The building features rough-cut sandstone masonry on the first floor with smooth-cut sandstone on the second floor, and the hipped roof has broad eaves.

  City Hall contains many of the public offices, as well as the City Council Chambers and the municipal court for the community. The building was extensively renovated in 1987 and brought into compliance with the American Disabilities Act in 2011 and 2012. Over the next 20 years, the building will likely require a new roof, carpets and flooring, as well as improvements/repairs to the sandstone masonry.
- **Tenino Police Station (John Dowies Memorial Building)**: Located on McClellan Avenue, the Tenino Police station was constructed in 1996 and is in good condition. As of 2023, the Tenino Police Department consisted of one full-time Police Chief, four full-time Police Officers, one full-time Police Clerk, and three reserve Officers. Under the terms of an interlocal agreement with the Tenino School district, the Police Department provides a school resource officer to the district. The Police Station also contains an evidence storage building.
- **Tenino Library.** The Tenino Timberland Regional Library building was donated to the city and remodeled for its current use in 1987. The city expanded the building around 1990, and the library went through several improvements and upgrades in 2021. The improvements included new shelving, office space, furniture, and interior paint.

  Operational costs of the Tenino Timberland Regional Library, including staffing and materials, are funded by the Timberland Regional Library system. The City of Tenino owns the building and funds utilities, janitorial service, and maintenance of the structure.
- **Tenino Train Depot Museum.** The Tenino Train Depot, a structure on the National Register of Historic Places, was constructed in 1914 along the Northern Pacific railroad line. The building was moved to its present location in City Park in 1975 and has been operated as a volunteer-run museum since 1979. The building was recently upgraded with a new electric heat pump and

insulated flooring as part of a grant the City received.

The Tenino Train Depot is owned by the City of Tenino, and the museum is operated by a non-profit 501(c)3 organization. The City of Tenino funds building insurance and utilities for the structure and does not collect any rent for the use of the building.

- **Ticknor School.** The historic Ticknor one-room school house was built in the Skookumchuck Valley in 1934. The building was moved near the Tenino Train Depot Museum in 2002, and extensively renovated between 2002 and 2012. The historic school opened to visitors in 2012 and is available for tours by Tenino Train Depot Museum patrons.
- **Quarry House.** The Quarry House, constructed as the office of the Tenino Sandstone Company (in approximately 1900), is located at the west end of Tenino City Park, near the Tenino Train Depot Museum and War Memorial (Quarry) Pool. The building is a rectangular one-story wood frame structure with a hipped roof that extends over the northwest portion of the building to cover a front porch. Stairs to the porch are made of sandstone and the roof of the entryway is supported by round rough-cut sandstone pillars.

  The Quarry House functions as a community gathering space for Tenino and is rented by individuals interested in utilizing the space. The building went through a series of renovations and improvements in the early 2000s and in 2013.
- **Tenino Park Restrooms.** Two restroom facilities serve Tenino City Park. These restrooms are not heated, are not designed for ADA accessibility, and are currently in poor condition. The facilities are small and insufficient to meet current needs. The City anticipates replacing the structures with facilities that contain additional toilet stalls, and shower facilities in the restroom nearest the campground.
- **City Park Concession Stand.** The City Park concession stand, constructed in 1995, offers a location to sell food to park patrons. The concession stand also houses some maintenance equipment and includes restroom facilities. The facility is rented out for a nominal price during the baseball and soccer season. Although it is in good condition, the roof will likely need to be replaced in the next 20 years. The City is considering converting an existing toilet stall to a shower facility to promote camping at the park should also be.
- **Public Works Shop on Park.** The Park Avenue Public Works shop was constructed in 2007. The pole framed structure houses machinery and workspace for public works employees and is in good condition, though another building for equipment storage may be desirable in the future.
- **Food Warehouse.** The food warehouse, constructed in 2007, offers space for non-profit organizations to store food in the community. The pole framed structure is in good condition, though the facility does not contain any water or bathroom facilities. The warehouse is located directly east of the Public Works Shop on Morningside, and experiences little use at present, though improvements such as bathrooms or a sink could encourage the further use of the facility. An asphalt parking lot may be desired in the future should the use of the facility increase or change.
- **Well and Pump Houses.** Municipal wells and pumps are situated in buildings located near Tenino Middle School. These buildings are in good condition. Additional ventilation in areas where treatment chemicals are stored should also be considered.
- **Wastewater Treatment Buildings.** Two buildings constructed in 2009 support the operation of the Tenino Wastewater Treatment Plant. One of the buildings houses the laboratory needed to test water treated at the wastewater treatment plant and the other houses the mechanical equipment necessary to run the plant. The structures are relatively new and are not anticipated

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to need significant upgrades over the next 20 years.

- **Dog Kennel at Reservoir.** The dog kennel at the reservoir was constructed in the 1990s. The facility houses lost dogs and would benefit from better lighting, heat and potentially some outdoor kennels over the next couple of years. However, city staff have expressed interest in preferably constructing a new Dog Kennel near the Public Works building, and demolishing the existing Dog Kennel located at the Reservoir.

Facilities Provided by Other Entities. In addition to these buildings and facilities, the following public agencies have facilities in the City of Tenino.

- **Fire and EMT Services.** The City of Tenino joined the South Thurston Fire and EMS on January 1, 2018. The city is serviced by Station 41 of the South Thurston Fire and EMS. The district has 6 full time firefighters/EMT's and is supported by 28 volunteers. The South Thurston Fire & EMS has four stations serving a 76 square mile area, including a main station located directly south of Tenino City Hall. The district is approximately 75% volunteer firefighters and is overseen by three elected Fire Commissioners. The city does not provide any Fire or Emergency Medical Services.
- **Tenino Schools.** The Tenino School District consists of Parkside Elementary (K-2), Tenino Elementary (3-5), Tenino Middle School (grades 6-8), and Tenino High School (grades 9-12). Parkside Elementary was built in the 1930s and extensively remodeled in the late 1980s. The other three schools were built in the 1970s. The schools are in various states of disrepair and the school district passed a Capital Projects Replacement Levy in February of 2022 that will help cover needed maintenance to the facilities and any necessary enhancements to accommodate the anticipated growth of the school district.

Community Buildings and Facilities CIP and Funding Sources
The table below outlines the current proposed Capital Improvement Projects for Parks and Recreation Facilities for the 20-year planning horizon for the City of Tenino and potential funding sources.

Projects	Description	Schedule	Estimated Cost ($2024)	Funding Source
Police Station Security Enhancements & Parking Lot Paving	Improvements to Police Station security and paving the police station parking lot	XX	$26,000	General Fund, CI Fund, Grants/Loans
Train Depot Museum	Construction of a new Train Depot Museum	2030	$2,000,000	General Fund, CI Fund, Grants/Loans
Quarry House Roof Replacement	Roof replacement on the Quarry House	2030	$30,000	General Fund, CI Fund, Grants/Loans

Public Works Additional Storage Building	Construction of an additional Storage Building	2030	$60,000	General fund, CI fund, grants/loans
New Dog Kennel	Construction of a new dog kennel near the public work building	XX	XX	General fund, CI fund, grants/loans

B. *PARKS AND RECREATION FACILITIES*

Parks, recreation, and open space are important community assets, and open space has been identified by its citizens as an important component of Tenino's small city. Changes in the community, especially the anticipated population growth associated with the sewer installation, will impact the community's needs for parks. It is therefore important to set a definite direction for the future development of parks to help preserve the character of the community.

Existing Facilities & Forecasted Needs:

The primary recreational amenity for the city is the Tenino City Park. Comprising approximately 115 acres the park includes the following facilities:

- Quarry Memorial Pool - a cold-water wading pool, splash pad and "lake" within an old sandstone quarry. Features small restroom facility and a natural pond area.
- Tenino Depot Museum – former train depot building and support buildings.
- Ticknor School – historic schoolhouse moved next to Tenino Depot Museum.
- Quarry House – former quarry office building used as a Community Center.
- Campground – multiple campsites with designated or open field camping and restrooms.
- Playground in the "Old Park" for younger children.
- Ball Field Facility – support facility with restrooms for Little League Fields.
- Main Playground and Pump tracks- Upgraded in 2023. Features a restroom facility.
- New Park addition of 60+ acres of passive use conservation land.
- Yelm-Rainier-Tenino trailhead with bike station and kiosk.
- 2 picnic Shelters
- Veteran's Memorial Wall

~~The forecasted needs for the City of Tenino Parks and Recreation Facilities will depend on Level of~~

Service (LOS) goals that should be identified through strategic community planning and communication. Some areas outlined in the 2024 Parks and Recreation Plan that should be addressed in the future include:

- Development of a plan to provide sustainable funding for the Quarry Memorial Pool.
- Improve the campground by creating specific sites for tents and RVs and adding cabin rentals to offset the need for accommodations for visitors to Tenino.
- Development of a plan for the City Park to connect trails with adjacent properties such as the
- Creekside Conservancy Wildlife Preserve. These trails can be both recreational and educational in nature.
- Create trail maps and trailhead signage for the Kiosk and at trailheads.
- Pursue new projects such as, but not limited to, creation of pocket parks, or the opening of the Natural Area by the Quarry Pool
- Continue improvements at the Community Complex (Quarry House, Museum and Quarry Pool). Most notably create parking, drop-off areas, improve utilities, bathhouse addition, and opening of natural areas for recreation and private event rental (pool funding source).
- Identifying and pursuing potential funding sources to achieve the goals outlined in this plan.
- Enhancing and maintaining existing facilities to increase the likelihood of usability and thus revenue. For instance - the soccer fields, campground, and pool.
- Continue to improve recreational sport amenities like ballfields and facilities. Also, basketball in the area vacated by the old playground.
- Increasing public safety of the parks system by pursuing projects such as new fencing above the quarry pool, removing the switchback trail along the hillside and adding cameras.

Parks and Recreation Facilities CIP and Funding Sources

The table below outlines the current proposed Capital Improvement Projects for Parks and Recreation Facilities for the next 20-year planning horizon for the City of Tenino and potential funding sources.

Projects	Description	Schedule	Estimated Cost ($2024)	Funding Source
Tenino Park – Restroom Building & Gazebo	Restroom and Gazebo Improvements	XX	$1,019,699	XX

Tenino Park – Field 2 Skinned Infields & Natural Grass Fields	XX	XX	$1,580,700	XX
Cultural Area Improvements	Improvements to the Veterans Memorial, parking, and pathways	XX	$970,000	XX
Baseball & Pickleball Court	Construction of new baseball & pickleball courts	XX	$47,000	XX
Phase 1 Trail & Campground Restroom Improvements	XX	XX	$500,000	XX
City Park Concession Stand Shower Stall Conversion	Converting existing bathroom stall into a shower stall	2030	$150,000	XX
City Park Campground Remodel	Campground improvements	2027	$150,000	General fund, CI fund, grants/loans, RCO
City Park Quarry Pool Restroom Facility	Construction of restroom facility at the Quarry Pool	2027	$150,000	General fund, CI fund, grants/loans, RCO

C. *STORMWATER MANAGEMENT*

Existing Facilities & Forecasted Needs

Tenino sits lower in elevation than much of the surrounding area. Storms generate heavy runoff from the surrounding hillsides, straining the capacity of Scatter Creek, raising groundwater tables, and causing localized flooding. Flooding and drainage problems carry surface pollutants into Scatter Creek and Tenino's aquifer as well as damage streets, sidewalks, and buildings.

The City maintains a variety of storm drainage facilities to address these issues, but additional improvements can be made. Flows along Scatter Creek are impeded at the Burlington Northern rail line, where an inadequate culvert causes water to flow above the stream bank and onto Morningside Drive. Drainage issues are also present at Huston Street, Park Avenue, and Fifth Street.

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Level of Service. Tenino's stormwater management standards do not provide clear guidance for the City or developers and property owners. While standards are being developed, all new housing, commercial developments, and major remodels in the City of Tenino are required to provide stormwater management on site. Stormwater collection and disposal systems are required to be capable of containing a water volume equivalent to a 25-year, 24-hour storm event.

Concurrency ensures consistency in land use approval and the development of adequate public facilities as plans are implemented. It also prevents development that is inconsistent with the public facilities necessary to support the development. Concurrency for stormwater purposes is established at the point in the development process when impervious street surfaces are installed. Best management practices for water quality are required for all new stormwater outfalls and systems.

Stormwater Management CIP and Funding Sources. The table below outlines the current proposed Capital Improvement Projects for Parks and Recreation Facilities for the 2025-2030 six-year planning horizon for the City of Tenino and potential funding sources.

Projects	Description	Schedule	Estimated Cost ($2024)	Funding Source
Stormwater Management Plan	XX	XX	$50,000	
Stormwater Drainage Improvements - Morningside	Install drainage to accommodate stormwater along the roadway	XX	XX	
Stormwater Drainage Improvements – Fifth and Park	Install a facility to store stormwater traveling from the hillside behind City Park to Fifth and Park.	XX	XX	

Stormwater Drainage Improvements – Houston Street	Install a facility to reduce flooding in the area.	XX	XX	
Stormwater Retention Facility Marion/Bognor to Scatter Creek	Add retention facility(s) to slow stormwater flows and allow pollutants to settle from the water.	XX	XX	
Culvert Resizing Along Scatter Creek	Attempt to collaborate with BNSF to install an adequately sized culvert.	XX	XX	
Scatter Creek Impediments Removal	Collaborate to remove impediments to Scatter Creek flows to help reduce flooding.	XX	XX	

In addition to these projects, the City of Tenino should consider the development of a stormwater management plan that identifies potential projects; this would represent a major component in establishing a stormwater utility should the City decided to pursue one. A Community Development Block Grant could be an appropriate source of funding for this type of project.

D. *WATER SYSTEM*

Existing Facilities & Forecasted Needs

The City of Tenino water system serves 710 customers and pumps roughly 4.1 million gallons of water per month. The community has groundwater rights for 270 acre-feet per year, with a maximum instantaneous pumping rate of 700 gallons per minute. Existing water rights are approved by the Department of Health to serve approximately 1,236 equivalent residential units (ERUs). An ERU represents the average amount of water used by a single-family dwelling. The measurement permits the comparison between commercial and multi-family water usage to that of a typical detached single-family dwelling.

As discussed in Chapter 3 of this plan, the number of dwelling units is anticipated to double over the 20-year planning period, exceeding the City's existing water rights. Without the acquisition of additional water, the City's continued growth will be impacted.

Water Source. The City of Tenino currently owns and operates two wells (Well No. 1 and Well No. 3) located near Tenino Middle School. Well No. 2 is located in the vicinity of the other two wells but is no longer used due to excessive sand production. Information about the wells are provided in Table 5.3 and Map CF-1. The wells pump water associated with Tenino's water rights which allow a maximum annual withdrawal of 270 acre-feet of water (approximately 87,979,886 gallons) at a maximum instantaneous withdrawal rate of 700 gallons per minute. The 2023 Water System Plan indicates that a new well site would improve source reliability and should be considered in conjunction with additional Water Rights Acquisition.

Table 5.XX: Water Source Characteristics

	Well No. 1	Well No. 3
Installation Date	1967	1994
Depth	94 feet	93 feet
Installed Pump Capacity	300 gallons per minute	400 gallons per minute
Maximum Instantaneous Flow Rate	300 gallons per minute	400 gallons per minute
Maximum Annual Volume	196 acre-feet per year	74 acre-feet per year 196 secondary
Treatment	Sodium hypochlorite, pH adjustment for corrosion control	Sodium hypochlorite, pH adjustment for corrosion control

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Water Storage. The City of Tenino has two existing glass-lined steel tanks located on Lemon Hill, west of downtown Tenino. The tanks, built in 1994, are in good condition and have a combined storage volume of approximately 550,000 gallons; storage capacity is likely adequate for the next 15 years. If a significant amount of development occurs in western Tenino as is anticipated additional storage capacity will likely be needed by 2028.

Water Distribution. The City of Tenino water system includes 16.3 miles of distribution pipes (see Table 5.4 and Map CF-1). Of these pipes, approximately 70% are asbestos cement (AC), 20% are polyvinyl chloride (PVC) or high-density polyethylene (HDPE), and less than 1% of the pipes are galvanized iron less than 4 inches in size; the galvanized iron pipes have a tendency to corrode and leak.

Table 5.4. Water Distribution System Characteristics

Pipe Size (inches)	Type of Pipe (in lineal feet)				Total
	PVC and HDPE	Asbestos Cement	Ductile Iron/Cast	Galvanized Iron	
14	-	-	280	-	**280**
12	-	-	1,964	-	**1,964**
10	-	-	-	-	**-**
8	7,856	20,775	774	-	**29,405**
6	6,259	24,550	4,239	-	**35,048**
4	2,74	12,204	114	-	**12,592**
< 4	3,201	123	70	3,580	**6,974**
TOTAL	**17,590**	**57,652**	**7,441**	**3,580**	**86,263**

Projected Water Demand. Water consumption in Tenino has generally decreased since 2004. However, additional residential and commercial development combined with a reduction in the number of residential unit vacancies will see the water usage approach the City's allowed annual water right. Conservation measures may extend the available supply of water, but new water rights also need to be pursued in order to accommodate anticipated growth and demand. This is especially true of West Tenino.

Instantaneous Water Rights. Instantaneous water rights are sufficient for the next 15 years or so but is likely inadequate to address long term needs. Washington State law requires the instantaneous withdrawal rate (or total source capacity) to meet or exceed the estimated Maximum Day Demand for a community. According to the 2023 Comprehensive Water System Plan, the city of Tenino is anticipated to have an annual water right deficit starting in 2036. 2.1 gallons per minute more than the current water right.

Pursuing Additional Water Rights. The City of Tenino is located within the Upper Chehalis Watershed (Water Resource Inventory Area 23). According to the Washington State Department of Ecology (Ecology), "the Chehalis watershed is one of the most intensely farmed basins in Western Washington, and much of the water has already been spoken for." (Ecology Publication Number 11-11-027). In order to maintain and ensure adequate water quality and fish migration, water usage has been further restricted. In 2015, a severe drought caused Ecology to limit water rights holders from withdrawing water from the Chehalis basin. Although this affected primarily agricultural users, it highlights the difficulty in obtaining new water rights, even in an urban environment. If water rights are not secured in time to serve the additional growth, the City will work with the Washington State Department of Ecology to identify a solution, which may include water conservation projects and system improvements that reduce water leakage. Development of west Tenino relies on the developer bringing water rights; this may slow the pace of the development.

Level of Service. The acceptable level of service for water utilities should be governed by the fire flow requirements found in the Uniform Fire Code. Concurrency for water supply purposes is established at the point in the development process when combustible materials are first introduced to the development site. In addition to these above projects, the Water System Plan contains additional information associated with water rates and conservation. These items are noted in the Goals and Policies for the City's capital facilities.

UGA Expansion. XXXXXX

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Water System CIP and Funding Sources. The table below outlines the current proposed Capital Improvement Projects for the Water System to be completed over the next 20 years. For a complete explanation of these projects, please refer to the City of Tenino 2023 Water System Plan adopted herein by reference.

Projects	Description	Schedule	Estimated Cost ($2024)	Funding Source
Water Rights Acquisition	Acquire new annual and instantaneous water rights. Implement at least 200 to 300 gallons per minute of additional source capacity as part of any significant development	2025-2030	$10,000	General Fund
Small Diameter Pipe Replacement	Systematically replace all galvanized small diameter distribution pipes.	2025-2030	$50,000	General Fund
200,000 Gallon Reinforced Concrete Water Reservoir	Construct a new reservoir to support UGA development.	TBD	$1,660,000	Developer
Fire Hydrant Replacement Program	Annual Meter Replacement	2025-2030	$7,500	General Fund
Water System Plan	Development of a water system plan	2033	$100,000	General Fund
Drill New Well	Establish a fourth well	2035	$200,000	General Fund

E. *WASTEWATER TREATMENT SYSTEM*

Existing Facilities & Forecasted Needs

Wastewater treatment is provided to the majority of properties within the Tenino city limits. Grinder pumps, located on individual properties, grind the solids in the wastewater and pump the sewage to the wastewater treatment plant. Once the wastewater reaches the treatment facility, the sewage is filtered through the plant headworks to remove grit, an anoxic basin, aeration basins, and finally a series of membranes that separate the solid and liquid wastes and treat the water. Sludge is stored within a storage basin, and hauled to an appropriate disposal area as necessary. Treated water is placed in groundwater recharge basins.

The wastewater treatment system is designed to treat inflows between 230,000 and 330,000 gallons per day (see Figure 5.2). Pumps and basins have been sized to handle 330,000 gallons per day, but existing membranes are only sufficient to handle 230,000 gallons per day, the anticipated maximum monthly average flow at the time of development of the system. In 2012, average inflows ranged from approximately 78,000 to 87,000 gallons per day, with the maximum day reaching approximately 103,000 gallons in December 2012.

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As of February 26, 2013, the City of Tenino had 630 active sewer connections, including commercial and residential properties. Assuming a maximum day demand at the sewer treatment plant of 103,000 gallons, a similar proportion of future uses (when compared to existing uses), and a maximum day demand of 163.5 gallons per day (the maximum day demand/630), the system has the potential to add 777 connections before reaching the capacity of 230,000 gallons per day.

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As inflows near 230,000 gallons per day, Tenino will need to purchase and install more membranes to increase the capacity of the wastewater system.

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Deficiencies and Recommended Improvements. Table 5.7 briefly describes the wastewater improvements likely needed over the 20-year planning period. While the system generally functions well, the City should consider how best to utilize the byproducts of the treatment system. These considerations should include how to best utilize the Class A reclaimed water generated by the wastewater treatment plant and dispose of the sludge created as a result of the cleaning process.

Level of Service. The acceptable level of service for the sanitary sewer collection system is a maximum of 75% of capacity. The acceptable level of service for treatment capacity for the wastewater treatment plant is a maximum 80% of capacity. Concurrency for wastewater treatment systems is established at the point in the development process when the system is installed and operational at the time of occupancy of the development.

UGA Expansion. XXXXXX

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Wastewater Treatment System CIP and Funding Sources. The table below outlines the current proposed Capital Improvement Projects for the Wastewater Treatment System to be completed over the next 20 years.

Projects	Description	Schedule	Estimated Cost ($2024)	Funding Source

Wastewater Treatment Facility Fine Screen	Acquire fine screen for wastewater treatment	XX	XX	City Funds - Wastewater Capital Improvement, grants
Reclaimed Water Use	Implement reuse of reclaimed water	2032	$500,000	Public Works Trust Fund, Ecology
Sludge Pumping	Investigate method to pump treated sludge instead of trucking off-site.	2026-2036	$200,000	City Funds - Wastewater Capital Improvement, grants
Sludge Treatment	Pursue sludge treatment if viable	XX	XX	City Funds - Wastewater Capital Improvement, grants
Acquire Additional Treatment Membranes	Acquire additional membranes to accommodate plant treatment capacity up to .33mgd	XX	$250,000 per membrane	City Funds - Wastewater Capital Improvement, grants

F. *GOALS, POLICIES, AND ACTIONS*

Goals and policies related to pedestrian amenities and City streets are found in Chapter 4, Transportation of this plan. The following are goals and policies the City of Tenino has for capital facilities. Where the jurisdictions of unincorporated Thurston County and the City of Tenino intersect, the City encourages Thurston County to adopt those goals and policies denoted with an asterisk (*).

CAPITAL FACILITIES - GENERALLY

*Goal CF 1: Expansion and location of public facilities are coordinated and timed to meet present and future demand.

Policy CF 1.1: Prioritize capital improvements for facilities where development is unlikely to fund future improvements. Improvements within these areas should consider the importance of the structure or facility to determine improvement priorities.

ACTION: Regularly amend the Capital Facilities Plan and Capital Improvement Program to identify high priority projects that are important for the community to conduct over both the next 6- and 20-year planning periods.

ACTION: Consult the Capital Improvement Program to determine priorities for City expenditures during the preparation of budgets and the pursuit of grant funds.

Policy CF 1.2: Require new development to assume the costs of providing on-site public facilities and services such as road improvements, sidewalks, street lights, connection to water mains, and connection to sewer mains.

Policy CF 1.3: Allow new development only when and where all public facilities are adequate and does not reduce the level of service elsewhere.

ACTION: Route information about new housing developments to the Tenino School District, Thurston County Fire District 12, Washington Department of Transportation, and other applicable facility providers to aid in their facility planning.

ACTION: Enter into an Interlocal Agreement with the Tenino School District to implement the collection of school impact fees for new development.

Policy CF 1.4: Guarantee new development within Tenino's urban growth area builds water and other public facility systems to City standards to ensure efficient transition to City public facilities in the future.

***ACTION:** Work with Thurston County to ensure common standards are developed and employed during the permit review process.

Policy CF 1.5: In the unincorporated UGA, Thurston County's Capital Facilities Plan and any applicable levels of service shall govern.

Policy CF 1.6:

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Goal CF 2: Utility installations, road improvements and other facility upgrades/repairs are made in a manner sensitive to the environment and the desired community aesthetics.

Policy CF 2.1: Ensure that all developer-led and City construction projects are consistent with the State Environmental Policy Act, the Tenino Critical Areas Ordinance, and best management practices for the protection of the environment.

ACTION: Effectively route all projects to affected agencies to gather information about the potential impacts and necessary mitigation for the proposal.

ACTION: Ensure that projects meet the provisions of the Tenino Critical Areas Ordinance.

Policy CF 2.2: Encourage utility installations and system upgrades in a manner that enhances the appearance of the community.

ACTION: Require the under-grounding of utilities in new developments where feasible.

ACTION: Encourage the under-grounding of utilities in system upgrades.

ACTION: Encourage the planting of appropriate street trees wherever possible.

Goal CF 3: The Capital Facilities Plan is consistent with other chapters of the Comprehensive Plan and coordinates with other jurisdictions.

Policy CF 3.1: Update the Capital Improvement Program at least every six years.

Policy CF 3.2: Review the Capital Facilities Plan whenever changes are made to other chapters of the Comprehensive Plan to ensure that the entire plan remains internally consistent.

Policy CF 3.3: Reassess the Capital Facilities Plan and other chapters of the Comprehensive Plan to ensure consistency if probable funding falls short of meeting existing needs.

****Policy CF 3.5:*** Coordinate with Thurston County to ensure consistency between Tenino's capital facility plan and Thurston County's.

COMMUNITY BUILDINGS

Goal CF 4: Tenino has a wide range of buildings that house essential public services and that can be used by the community with minimal impact to the City's General Fund.

Policy CF 4.1: Make cost-effective decisions regarding city-owned structures.

Policy CF 4.2: Consider the Quarry House, War Memorial (Quarry) Pool, and the Tenino Train Depot Museum as the City's community center. These structures are a priority for pursuing grants.

Policy CF 4.3: Continually work to identify methods to increase revenues and reduce the costs associated with existing community buildings.

ACTION: Establish effective mechanisms to promote community facility rentals.

ACTION: Establish a facility operation cost matrix to enable a realistic fee schedule.

Policy CF 4.4: Prioritize and plan improvements for existing and needed structures.

ACTION: Budget for necessary improvements to community buildings.

ACTION: Identify and seek out funding for necessary improvements.

Policy CF 4.5: Establish reasonable maintenance budgets to extend the useful life of community facilities.

Policy CF 4.6: Communicate to the public the true cost of community facilities.

Goal CF 5: Tenino has community buildings that are well utilized for a range of activities.

CITY EQUIPMENT

Goal CF 6: Tenino makes cost-effective decisions related to City equipment.

Policy CF 6.1: Create and maintain a database that tracks the useful life and replacement costs for all city equipment.

Policy CF 6.2: Where practical and feasible, establish agreements with other entities – such as cities, schools, fire authorities, and for-profits – to share necessary equipment.

Policy CF 6.3: Develop a budget for anticipated equipment expenditures.

Policy CF 6.4: Review costs and benefits before purchasing equipment. Utilize rentals or contracted services for infrequently used equipment when it is a greater benefit to the City than owning the equipment outright.

STORMWATER MANAGEMENT

Goal CF 7: Flooding in the City is minimized through the use of stormwater best management practices, further protecting Tenino's drinking water from contamination.

Policy CF 7.1: Treat stormwater on-site or as near as possible to the location where rain falls.

ACTION: Clarify the existing development standards and review process for stormwater management to ensure consistency with this policy.

ACTION: Work to better understand how water flows through the City of Tenino and appropriate methods to slow flows and/or prevent flooding.

Policy CF 7.2: Utilize best management practices to minimize the impact of pollutants that infiltrate into the ground as a result of stormwater.

Policy CF 7.4: Require adequate stormwater collection and disposal facilities be provided by developers in accordance with Level of Service standards.

Policy CF 7.5: Develop a stormwater management plan and consider developing a Stormwater utility to collect funds for the development and maintenance of stormwater facilities.

ACTION: Research and apply for grant funding.

WATER SYSTEM

Goal CF 9: The Tenino Comprehensive Water Plan, adopted herein by reference, is fully implemented.

Policy CF 9.1: Ensure consistency between the Comprehensive Plan and the Comprehensive Water Plan as amendments to either plan is made.

Goal CF 10: Tenino maintains a high quality of drinking water.

****Policy CF 10.1:*** Cooperate with Thurston County on groundwater monitoring and management issues to maximize the effectiveness of aquifer and wellhead protection. This cooperation should extend at least to groundwater mapping, monitoring, data management, and may extend to other issues of mutual interest.

ACTION: Continue to monitor land use activities within the wellhead protection area.

Goal CF 11: Tenino has sufficient water rights to accommodate the community's **projected population growth.**

Policy CF 11.1: Aggressively pursue new water rights to ensure that sufficient water is available for new residents and businesses.

Policy CF 11.2: Require properties with water rights within the Unincorporated Urban Growth Area to transfer their water rights prior to annexation as a means of providing water for future development.

Policy CF 11.3: Work to reduce demands on existing water supplies in order to increase the number of residents and businesses that can be served by available water resources.

ACTION: Implement a water conservation plan.

ACTION: Ensure water rate structures encourage conservation.

ACTION: Establish methods to utilize reclaimed wastewater that reduce the overall need for potable water.

*Goal CF 12: All new development meets City of Tenino water system standards.

Policy CF 12.1: Ensure that an adequate water supply is available for development in Tenino.

Policy CF 12.2: All new water distribution mains will have a minimum diameter of 8-inches in order to minimize future fire flow restrictions.

WASTEWATER TREATMENT SYSTEM Description

Goal CF 18: Tenino provides efficient and cost-effective sewer service for all of Tenino.

Policy CR 13.1: Require all new development to connect to the wastewater treatment system unless extenuating circumstances do not allow sewer treatment.

Policy CF 14.2: Only allow the expansion of sewer to properties that are within the city limits.

Goal CF 15: New development meets the City's sanitary sewer standards.

Policy CF 15.1: Ensure wastewater treatment is used by development wherever feasible inside the City limits.

Map CF-1: Existing Water Infrastructure

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CHAPTER 5. CAPITAL FACILITIES

The City of Tenino owns, maintains, and operates multiple Capital Facilities including community buildings and facilities, park and recreation facilities, stormwater management, water systems and wastewater treatment systems. To maintain and improve City services while also accommodating orderly growth, the City of Tenino anticipates significant investment in capital facilities into the next 20-year planning horizon. This chapter will provide an inventory of existing capital facilities, discuss a forecast of needed capital facilities needed to help accommodate future growth and provide the proposed locations and capacities of any expanded or new capital facilities. This chapter will also address any Capital Improvement Projects forecasted for the next 6-year planning period as well as any projects that extend up to the 20-year planning horizon with financing and potential funding sources provided.

Community streets and pedestrian facilities are addressed as part of Chapter 4 along with any Transportation Facilities related to Capital Improvement Projects.

A. *COMMUNITY BUILDINGS AND FACILITIES*

Existing Facilities & Forecasted Needs

The City of Tenino contains a number of publicly-owned buildings. These buildings are described below. Proposed expenditures for City buildings are presented in the Capital Improvement Program.

- **Tenino City Hall.** Tenino City Hall occupies the former quarry house for the Hercules Sandstone Company. Built in 1907 with local Tenino sandstone, the building was donated to the City and moved to its current location in 1922. In 1950, a concrete block addition on the south side of the building was constructed. The building features rough-cut sandstone masonry on the first floor with smooth-cut sandstone on the second floor, and the hipped roof has broad eaves.

  City Hall contains many of the public offices, as well as the City Council Chambers and the municipal court for the community. The building was extensively renovated in 1987 and brought into compliance with the American Disabilities Act in 2011 and 2012. Over the next 20 years, the building will likely require a new roof, carpets and flooring, as well as improvements/repairs to the sandstone masonry.
- **Tenino Police Station (John Dowies Memorial Building)**: Located on McClellan Avenue, the Tenino Police station was constructed in 1996 and is in good condition. As of 2023, the Tenino Police Department consisted of one full-time Police Chief, four full-time Police Officers, one full-time Police Clerk, and three reserve Officers. Under the terms of an interlocal agreement with the Tenino School district, the Police Department provides a school resource officer to the district. The Police Station also contains an evidence storage building.
- **Tenino Library.** The Tenino Timberland Regional Library building was donated to the city and remodeled for its current use in 1987. The city expanded the building around 1990, and the library went through several improvements and upgrades in 2021. The improvements included new shelving, office space, furniture, and interior paint.

  Operational costs of the Tenino Timberland Regional Library, including staffing and materials, are funded by the Timberland Regional Library system. The City of Tenino owns the building and funds utilities, janitorial service, and maintenance of the structure.
- **Tenino Train Depot Museum.** The Tenino Train Depot, a structure on the National Register of Historic Places, was constructed in 1914 along the Northern Pacific railroad line. The building was moved to its present location in City Park in 1975 and has been operated as a volunteer-run museum since 1979. The building was recently upgraded with a new electric heat pump and

insulated flooring as part of a grant the City received.

The Tenino Train Depot is owned by the City of Tenino, and the museum is operated by a non-profit 501(c)3 organization. The City of Tenino funds building insurance and utilities for the structure and does not collect any rent for the use of the building.

- **Ticknor School.** The historic Ticknor one-room school house was built in the Skookumchuck Valley in 1934. The building was moved near the Tenino Train Depot Museum in 2002, and extensively renovated between 2002 and 2012. The historic school opened to visitors in 2012 and is available for tours by Tenino Train Depot Museum patrons.
- **Quarry House.** The Quarry House, constructed as the office of the Tenino Sandstone Company (in approximately 1900), is located at the west end of Tenino City Park, near the Tenino Train Depot Museum and War Memorial (Quarry) Pool. The building is a rectangular one-story wood frame structure with a hipped roof that extends over the northwest portion of the building to cover a front porch. Stairs to the porch are made of sandstone and the roof of the entryway is supported by round rough-cut sandstone pillars.

  The Quarry House functions as a community gathering space for Tenino and is rented by individuals interested in utilizing the space. The building went through a series of renovations and improvements in the early 2000s and in 2013.
- **Tenino Park Restrooms.** Two restroom facilities serve Tenino City Park. These restrooms are not heated, are not designed for ADA accessibility, and are currently in poor condition. The facilities are small and insufficient to meet current needs. The City anticipates replacing the structures with facilities that contain additional toilet stalls, and shower facilities in the restroom nearest the campground.
- **City Park Concession Stand.** The City Park concession stand, constructed in 1995, offers a location to sell food to park patrons. The concession stand also houses some maintenance equipment and includes restroom facilities. The facility is rented out for a nominal price during the baseball and soccer season. Although it is in good condition, the roof will likely need to be replaced in the next 20 years. The City is considering converting an existing toilet stall to a shower facility to promote camping at the park should also be.
- **Public Works Shop on Park.** The Park Avenue Public Works shop was constructed in 2007. The pole framed structure houses machinery and workspace for public works employees and is in good condition, though another building for equipment storage may be desirable in the future.
- **Food Warehouse.** The food warehouse, constructed in 2007, offers space for non-profit organizations to store food in the community. The pole framed structure is in good condition, though the facility does not contain any water or bathroom facilities. The warehouse is located directly east of the Public Works Shop on Morningside, and experiences little use at present, though improvements such as bathrooms or a sink could encourage the further use of the facility. An asphalt parking lot may be desired in the future should the use of the facility increase or change.
- **Well and Pump Houses.** Municipal wells and pumps are situated in buildings located near Tenino Middle School. These buildings are in good condition. Additional ventilation in areas where treatment chemicals are stored should also be considered.
- **Wastewater Treatment Buildings.** Two buildings constructed in 2009 support the operation of the Tenino Wastewater Treatment Plant. One of the buildings houses the laboratory needed to test water treated at the wastewater treatment plant and the other houses the mechanical equipment necessary to run the plant. The structures are relatively new and are not anticipated

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Commented [ZG2]: Was a new Public Works Facility constructed

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to need significant upgrades over the next 20 years.

- **Dog Kennel at Reservoir.** The dog kennel at the reservoir was constructed in the 1990s. The facility houses lost dogs and would benefit from better lighting, heat and potentially some outdoor kennels over the next couple of years. However, city staff have expressed interest in preferably constructing a new Dog Kennel near the Public Works building, and demolishing the existing Dog Kennel located at the Reservoir.

Facilities Provided by Other Entities. In addition to these buildings and facilities, the following public agencies have facilities in the City of Tenino.

- **Fire and EMT Services.** The City of Tenino joined the South Thurston Fire and EMS on January 1, 2018. The city is serviced by Station 41 of the South Thurston Fire and EMS. The district has 6 full time firefighters/EMT's and is supported by 28 volunteers. The South Thurston Fire & EMS has four stations serving a 76 square mile area, including a main station located directly south of Tenino City Hall. The district is approximately 75% volunteer firefighters and is overseen by three elected Fire Commissioners. The city does not provide any Fire or Emergency Medical Services.
- **Tenino Schools.** The Tenino School District consists of Parkside Elementary (K-2), Tenino Elementary (3-5), Tenino Middle School (grades 6-8), and Tenino High School (grades 9-12). Parkside Elementary was built in the 1930s and extensively remodeled in the late 1980s. The other three schools were built in the 1970s. The schools are in various states of disrepair and the school district passed a Capital Projects Replacement Levy in February of 2022 that will help cover needed maintenance to the facilities and any necessary enhancements to accommodate the anticipated growth of the school district.

Community Buildings and Facilities CIP and Funding Sources
The table below outlines the current proposed Capital Improvement Projects for Parks and Recreation Facilities for the 20-year planning horizon for the City of Tenino and potential funding sources.

Projects	Description	Schedule	Estimated Cost ($2024)	Funding Source
Police Station Security Enhancements & Parking Lot Paving	Improvements to Police Station security and paving the police station parking lot	XX	$26,000	General Fund, CI Fund, Grants/Loans
Train Depot Museum	Construction of a new Train Depot Museum	2030	$2,000,000	General Fund, CI Fund, Grants/Loans
Quarry House Roof Replacement	Roof replacement on the Quarry House	2030	$30,000	General Fund, CI Fund, Grants/Loans

Public Works Additional Storage Building	Construction of an additional Storage Building	2030	$60,000	General fund, CI fund, grants/loans
New Dog Kennel	Construction of a new dog kennel near the public work building	XX	XX	General fund, CI fund, grants/loans

B. *PARKS AND RECREATION FACILITIES*

Parks, recreation, and open space are important community assets, and open space has been identified by its citizens as an important component of Tenino's small city. Changes in the community, especially the anticipated population growth associated with the sewer installation, will impact the community's needs for parks. It is therefore important to set a definite direction for the future development of parks to help preserve the character of the community.

Existing Facilities & Forecasted Needs:

The primary recreational amenity for the city is the Tenino City Park. Comprising approximately 115 acres the park includes the following facilities:

- Quarry Memorial Pool - a cold-water wading pool, splash pad and "lake" within an old sandstone quarry. Features small restroom facility and a natural pond area.
- Tenino Depot Museum – former train depot building and support buildings.
- Ticknor School – historic schoolhouse moved next to Tenino Depot Museum.
- Quarry House – former quarry office building used as a Community Center.
- Campground – multiple campsites with designated or open field camping and restrooms.
- Playground in the "Old Park" for younger children.
- Ball Field Facility – support facility with restrooms for Little League Fields.
- Main Playground and Pump tracks- Upgraded in 2023. Features a restroom facility.
- New Park addition of 60+ acres of passive use conservation land.
- Yelm-Rainier-Tenino trailhead with bike station and kiosk.
- 2 picnic Shelters
- Veteran's Memorial Wall

~~The forecasted needs for the City of Tenino Parks and Recreation Facilities will depend on Level of~~

Service (LOS) goals that should be identified through strategic community planning and communication. Some areas outlined in the 2024 Parks and Recreation Plan that should be addressed in the future include:

- Development of a plan to provide sustainable funding for the Quarry Memorial Pool.
- Improve the campground by creating specific sites for tents and RVs and adding cabin rentals to offset the need for accommodations for visitors to Tenino.
- Development of a plan for the City Park to connect trails with adjacent properties such as the
- Creekside Conservancy Wildlife Preserve. These trails can be both recreational and educational in nature.
- Create trail maps and trailhead signage for the Kiosk and at trailheads.
- Pursue new projects such as, but not limited to, creation of pocket parks, or the opening of the Natural Area by the Quarry Pool
- Continue improvements at the Community Complex (Quarry House, Museum and Quarry Pool). Most notably create parking, drop-off areas, improve utilities, bathhouse addition, and opening of natural areas for recreation and private event rental (pool funding source).
- Identifying and pursuing potential funding sources to achieve the goals outlined in this plan.
- Enhancing and maintaining existing facilities to increase the likelihood of usability and thus revenue. For instance - the soccer fields, campground, and pool.
- Continue to improve recreational sport amenities like ballfields and facilities. Also, basketball in the area vacated by the old playground.
- Increasing public safety of the parks system by pursuing projects such as new fencing above the quarry pool, removing the switchback trail along the hillside and adding cameras.

Parks and Recreation Facilities CIP and Funding Sources

The table below outlines the current proposed Capital Improvement Projects for Parks and Recreation Facilities for the next 20-year planning horizon for the City of Tenino and potential funding sources.

Projects	Description	Schedule	Estimated Cost ($2024)	Funding Source
Tenino Park – Restroom Building & Gazebo	Restroom and Gazebo Improvements	XX	$1,019,699	XX

Tenino Park – Field 2 Skinned Infields & Natural Grass Fields	XX	XX	$1,580,700	XX
Cultural Area Improvements	Improvements to the Veterans Memorial, parking, and pathways	XX	$970,000	XX
Baseball & Pickleball Court	Construction of new baseball & pickleball courts	XX	$47,000	XX
Phase 1 Trail & Campground Restroom Improvements	XX	XX	$500,000	XX
City Park Concession Stand Shower Stall Conversion	Converting existing bathroom stall into a shower stall	2030	$150,000	XX
City Park Campground Remodel	Campground improvements	2027	$150,000	General fund, CI fund, grants/loans, RCO
City Park Quarry Pool Restroom Facility	Construction of restroom facility at the Quarry Pool	2027	$150,000	General fund, CI fund, grants/loans, RCO

C. *STORMWATER MANAGEMENT*

Existing Facilities & Forecasted Needs

Tenino sits lower in elevation than much of the surrounding area. Storms generate heavy runoff from the surrounding hillsides, straining the capacity of Scatter Creek, raising groundwater tables, and causing localized flooding. Flooding and drainage problems carry surface pollutants into Scatter Creek and Tenino's aquifer as well as damage streets, sidewalks, and buildings.

The City maintains a variety of storm drainage facilities to address these issues, but additional improvements can be made. Flows along Scatter Creek are impeded at the Burlington Northern rail line, where an inadequate culvert causes water to flow above the stream bank and onto Morningside Drive. Drainage issues are also present at Huston Street, Park Avenue, and Fifth Street.

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Level of Service. Tenino's stormwater management standards do not provide clear guidance for the City or developers and property owners. While standards are being developed, all new housing, commercial developments, and major remodels in the City of Tenino are required to provide stormwater management on site. Stormwater collection and disposal systems are required to be capable of containing a water volume equivalent to a 25-year, 24-hour storm event.

Concurrency ensures consistency in land use approval and the development of adequate public facilities as plans are implemented. It also prevents development that is inconsistent with the public facilities necessary to support the development. Concurrency for stormwater purposes is established at the point in the development process when impervious street surfaces are installed. Best management practices for water quality are required for all new stormwater outfalls and systems.

Stormwater Management CIP and Funding Sources. The table below outlines the current proposed Capital Improvement Projects for Parks and Recreation Facilities for the 2025-2030 six-year planning horizon for the City of Tenino and potential funding sources.

Projects	Description	Schedule	Estimated Cost ($2024)	Funding Source
Stormwater Management Plan	XX	XX	$50,000	
Stormwater Drainage Improvements - Morningside	Install drainage to accommodate stormwater along the roadway	XX	XX	
Stormwater Drainage Improvements – Fifth and Park	Install a facility to store stormwater traveling from the hillside behind City Park to Fifth and Park.	XX	XX	

Stormwater Drainage Improvements – Houston Street	Install a facility to reduce flooding in the area.	**XX**	XX	
Stormwater Retention Facility Marion/Bognor to Scatter Creek	Add retention facility(s) to slow stormwater flows and allow pollutants to settle from the water.	**XX**	XX	
Culvert Resizing Along Scatter Creek	Attempt to collaborate with BNSF to install an adequately sized culvert.	**XX**	XX	
Scatter Creek Impediments Removal	Collaborate to remove impediments to Scatter Creek flows to help reduce flooding.	**XX**	XX	

In addition to these projects, the City of Tenino should consider the development of a stormwater management plan that identifies potential projects; this would represent a major component in establishing a stormwater utility should the City decided to pursue one. A Community Development Block Grant could be an appropriate source of funding for this type of project.

D. *WATER SYSTEM*

Existing Facilities & Forecasted Needs

The City of Tenino water system serves 710 customers and pumps roughly 4.1 million gallons of water per month. The community has groundwater rights for 270 acre-feet per year, with a maximum instantaneous pumping rate of 700 gallons per minute. Existing water rights are approved by the Department of Health to serve approximately 1,236 equivalent residential units (ERUs). An ERU represents the average amount of water used by a single-family dwelling. The measurement permits the comparison between commercial and multi-family water usage to that of a typical detached single-family dwelling.

As discussed in Chapter 3 of this plan, the number of dwelling units is anticipated to double over the 20-year planning period, exceeding the City's existing water rights. Without the acquisition of additional water, the City's continued growth will be impacted.

Water Source. The City of Tenino currently owns and operates two wells (Well No. 1 and Well No. 3) located near Tenino Middle School. Well No. 2 is located in the vicinity of the other two wells but is no longer used due to excessive sand production. Information about the wells are provided in Table 5.3 and Map CF-1. The wells pump water associated with Tenino's water rights which allow a maximum annual withdrawal of 270 acre-feet of water (approximately 87,979,886 gallons) at a maximum instantaneous withdrawal rate of 700 gallons per minute. The 2023 Water System Plan indicates that a new well site would improve source reliability and should be considered in conjunction with additional Water Rights Acquisition.

Table 5.XX: Water Source Characteristics

	Well No. 1	Well No. 3
Installation Date	1967	1994
Depth	94 feet	93 feet
Installed Pump Capacity	300 gallons per minute	400 gallons per minute
Maximum Instantaneous Flow Rate	300 gallons per minute	400 gallons per minute
Maximum Annual Volume	196 acre-feet per year	74 acre-feet per year 196 secondary
Treatment	Sodium hypochlorite, pH adjustment for corrosion control	Sodium hypochlorite, pH adjustment for corrosion control

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Water Storage. The City of Tenino has two existing glass-lined steel tanks located on Lemon Hill, west of downtown Tenino. The tanks, built in 1994, are in good condition and have a combined storage volume of approximately 550,000 gallons; storage capacity is likely adequate for the next 15 years. If a significant amount of development occurs in western Tenino as is anticipated additional storage capacity will likely be needed by 2028.

Water Distribution. The City of Tenino water system includes 16.3 miles of distribution pipes (see Table 5.4 and Map CF-1). Of these pipes, approximately 70% are asbestos cement (AC), 20% are polyvinyl chloride (PVC) or high-density polyethylene (HDPE), and less than 1% of the pipes are galvanized iron less than 4 inches in size; the galvanized iron pipes have a tendency to corrode and leak.

Table 5.4. Water Distribution System Characteristics

Pipe Size (inches)	Type of Pipe (in lineal feet)				Total
	PVC and HDPE	Asbestos Cement	Ductile Iron/Cast	Galvanized Iron	
14	-	-	280	-	**280**
12	-	-	1,964	-	**1,964**
10	-	-	-	-	**-**
8	7,856	20,775	774	-	**29,405**
6	6,259	24,550	4,239	-	**35,048**
4	2,74	12,204	114	-	**12,592**
< 4	3,201	123	70	3,580	**6,974**
TOTAL	**17,590**	**57,652**	**7,441**	**3,580**	**86,263**

Projected Water Demand. Water consumption in Tenino has generally decreased since 2004. However, additional residential and commercial development combined with a reduction in the number of residential unit vacancies will see the water usage approach the City's allowed annual water right. Conservation measures may extend the available supply of water, but new water rights also need to be pursued in order to accommodate anticipated growth and demand. This is especially true of West Tenino.

Instantaneous Water Rights. Instantaneous water rights are sufficient for the next 15 years or so but is likely inadequate to address long term needs. Washington State law requires the instantaneous withdrawal rate (or total source capacity) to meet or exceed the estimated Maximum Day Demand for a community. According to the 2023 Comprehensive Water System Plan, the city of Tenino is anticipated to have an annual water right deficit starting in 2036. 2.1 gallons per minute more than the current water right.

Pursuing Additional Water Rights. The City of Tenino is located within the Upper Chehalis Watershed (Water Resource Inventory Area 23). According to the Washington State Department of Ecology (Ecology), "the Chehalis watershed is one of the most intensely farmed basins in Western Washington, and much of the water has already been spoken for." (Ecology Publication Number 11-11-027). In order to maintain and ensure adequate water quality and fish migration, water usage has been further restricted. In 2015, a severe drought caused Ecology to limit water rights holders from withdrawing water from the Chehalis basin. Although this affected primarily agricultural users, it highlights the difficulty in obtaining new water rights, even in an urban environment. If water rights are not secured in time to serve the additional growth, the City will work with the Washington State Department of Ecology to identify a solution, which may include water conservation projects and system improvements that reduce water leakage. Development of west Tenino relies on the developer bringing water rights; this may slow the pace of the development.

Level of Service. The acceptable level of service for water utilities should be governed by the fire flow requirements found in the Uniform Fire Code. Concurrency for water supply purposes is established at the point in the development process when combustible materials are first introduced to the development site. In addition to these above projects, the Water System Plan contains additional information associated with water rates and conservation. These items are noted in the Goals and Policies for the City's capital facilities.

UGA Expansion. XXXXXX

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Water System CIP and Funding Sources. The table below outlines the current proposed Capital Improvement Projects for the Water System to be completed over the next 20 years. For a complete explanation of these projects, please refer to the City of Tenino 2023 Water System Plan adopted herein by reference.

Projects	Description	Schedule	Estimated Cost ($2024)	Funding Source
Water Rights Acquisition	Acquire new annual and instantaneous water rights. Implement at least 200 to 300 gallons per minute of additional source capacity as part of any significant development	2025-2030	$10,000	General Fund
Small Diameter Pipe Replacement	Systematically replace all galvanized small diameter distribution pipes.	2025-2030	$50,000	General Fund
200,000 Gallon Reinforced Concrete Water Reservoir	Construct a new reservoir to support UGA development.	TBD	$1,660,000	Developer
Fire Hydrant Replacement Program	Annual Meter Replacement	2025-2030	$7,500	General Fund
Water System Plan	Development of a water system plan	2033	$100,000	General Fund
Drill New Well	Establish a fourth well	2035	$200,000	General Fund

E. *WASTEWATER TREATMENT SYSTEM*

Existing Facilities & Forecasted Needs

Wastewater treatment is provided to the majority of properties within the Tenino city limits. Grinder pumps, located on individual properties, grind the solids in the wastewater and pump the sewage to the wastewater treatment plant. Once the wastewater reaches the treatment facility, the sewage is filtered through the plant headworks to remove grit, an anoxic basin, aeration basins, and finally a series of membranes that separate the solid and liquid wastes and treat the water. Sludge is stored within a storage basin, and hauled to an appropriate disposal area as necessary. Treated water is placed in groundwater recharge basins.

The wastewater treatment system is designed to treat inflows between 230,000 and 330,000 gallons per day (see Figure 5.2). Pumps and basins have been sized to handle 330,000 gallons per day, but existing membranes are only sufficient to handle 230,000 gallons per day, the anticipated maximum monthly average flow at the time of development of the system. In 2012, average inflows ranged from approximately 78,000 to 87,000 gallons per day, with the maximum day reaching approximately 103,000 gallons in December 2012.

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As of February 26, 2013, the City of Tenino had 630 active sewer connections, including commercial and residential properties. Assuming a maximum day demand at the sewer treatment plant of 103,000 gallons, a similar proportion of future uses (when compared to existing uses), and a maximum day demand of 163.5 gallons per day (the maximum day demand/630), the system has the potential to add 777 connections before reaching the capacity of 230,000 gallons per day.

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As inflows near 230,000 gallons per day, Tenino will need to purchase and install more membranes to increase the capacity of the wastewater system.

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Deficiencies and Recommended Improvements. Table 5.7 briefly describes the wastewater improvements likely needed over the 20-year planning period. While the system generally functions well, the City should consider how best to utilize the byproducts of the treatment system. These considerations should include how to best utilize the Class A reclaimed water generated by the wastewater treatment plant and dispose of the sludge created as a result of the cleaning process.

Level of Service. The acceptable level of service for the sanitary sewer collection system is a maximum of 75% of capacity. The acceptable level of service for treatment capacity for the wastewater treatment plant is a maximum 80% of capacity. Concurrency for wastewater treatment systems is established at the point in the development process when the system is installed and operational at the time of occupancy of the development.

UGA Expansion. XXXXXX

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Wastewater Treatment System CIP and Funding Sources. The table below outlines the current proposed Capital Improvement Projects for the Wastewater Treatment System to be completed over the next 20 years.

Projects	Description	Schedule	Estimated Cost ($2024)	Funding Source

Wastewater Treatment Facility Fine Screen	Acquire fine screen for wastewater treatment	XX	XX	City Funds - Wastewater Capital Improvement, grants
Reclaimed Water Use	Implement reuse of reclaimed water	2032	$500,000	Public Works Trust Fund, Ecology
Sludge Pumping	Investigate method to pump treated sludge instead of trucking off-site.	2026-2036	$200,000	City Funds - Wastewater Capital Improvement, grants
Sludge Treatment	Pursue sludge treatment if viable	XX	XX	City Funds - Wastewater Capital Improvement, grants
Acquire Additional Treatment Membranes	Acquire additional membranes to accommodate plant treatment capacity up to .33mgd	XX	$250,000 per membrane	City Funds - Wastewater Capital Improvement, grants

F. *GOALS, POLICIES, AND ACTIONS*

Goals and policies related to pedestrian amenities and City streets are found in Chapter 4, Transportation of this plan. The following are goals and policies the City of Tenino has for capital facilities. Where the jurisdictions of unincorporated Thurston County and the City of Tenino intersect, the City encourages Thurston County to adopt those goals and policies denoted with an asterisk (*).

CAPITAL FACILITIES - GENERALLY

*Goal CF 1: Expansion and location of public facilities are coordinated and timed to meet present and future demand.

Policy CF 1.1: Prioritize capital improvements for facilities where development is unlikely to fund future improvements. Improvements within these areas should consider the importance of the structure or facility to determine improvement priorities.

ACTION: Regularly amend the Capital Facilities Plan and Capital Improvement Program to identify high priority projects that are important for the community to conduct over both the next 6- and 20-year planning periods.

ACTION: Consult the Capital Improvement Program to determine priorities for City expenditures during the preparation of budgets and the pursuit of grant funds.

Policy CF 1.2: Require new development to assume the costs of providing on-site public facilities and services such as road improvements, sidewalks, street lights, connection to water mains, and connection to sewer mains.

Policy CF 1.3: Allow new development only when and where all public facilities are adequate and does not reduce the level of service elsewhere.

ACTION: Route information about new housing developments to the Tenino School District, Thurston County Fire District 12, Washington Department of Transportation, and other applicable facility providers to aid in their facility planning.

ACTION: Enter into an Interlocal Agreement with the Tenino School District to implement the collection of school impact fees for new development.

Policy CF 1.4: Guarantee new development within Tenino's urban growth area builds water and other public facility systems to City standards to ensure efficient transition to City public facilities in the future.

***ACTION:** Work with Thurston County to ensure common standards are developed and employed during the permit review process.

Policy CF 1.5: In the unincorporated UGA, Thurston County's Capital Facilities Plan and any applicable levels of service shall govern.

Policy CF 1.6:

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Goal CF 2: Utility installations, road improvements and other facility upgrades/repairs are made in a manner sensitive to the environment and the desired community aesthetics.

Policy CF 2.1: Ensure that all developer-led and City construction projects are consistent with the State Environmental Policy Act, the Tenino Critical Areas Ordinance, and best management practices for the protection of the environment.

ACTION: Effectively route all projects to affected agencies to gather information about the potential impacts and necessary mitigation for the proposal.

ACTION: Ensure that projects meet the provisions of the Tenino Critical Areas Ordinance.

Policy CF 2.2: Encourage utility installations and system upgrades in a manner that enhances the appearance of the community.

ACTION: Require the under-grounding of utilities in new developments where feasible.

ACTION: Encourage the under-grounding of utilities in system upgrades.

ACTION: Encourage the planting of appropriate street trees wherever possible.

Goal CF 3: The Capital Facilities Plan is consistent with other chapters of the Comprehensive Plan and coordinates with other jurisdictions.

Policy CF 3.1: Update the Capital Improvement Program at least every six years.

Policy CF 3.2: Review the Capital Facilities Plan whenever changes are made to other chapters of the Comprehensive Plan to ensure that the entire plan remains internally consistent.

Policy CF 3.3: Reassess the Capital Facilities Plan and other chapters of the Comprehensive Plan to ensure consistency if probable funding falls short of meeting existing needs.

****Policy CF 3.5:*** Coordinate with Thurston County to ensure consistency between Tenino's capital facility plan and Thurston County's.

COMMUNITY BUILDINGS

Goal CF 4: Tenino has a wide range of buildings that house essential public services and that can be used by the community with minimal impact to the City's General Fund.

Policy CF 4.1: Make cost-effective decisions regarding city-owned structures.

Policy CF 4.2: Consider the Quarry House, War Memorial (Quarry) Pool, and the Tenino Train Depot Museum as the City's community center. These structures are a priority for pursuing grants.

Policy CF 4.3: Continually work to identify methods to increase revenues and reduce the costs associated with existing community buildings.

ACTION: Establish effective mechanisms to promote community facility rentals.

ACTION: Establish a facility operation cost matrix to enable a realistic fee schedule.

Policy CF 4.4: Prioritize and plan improvements for existing and needed structures.

ACTION: Budget for necessary improvements to community buildings.

ACTION: Identify and seek out funding for necessary improvements.

Policy CF 4.5: Establish reasonable maintenance budgets to extend the useful life of community facilities.

Policy CF 4.6: Communicate to the public the true cost of community facilities.

Goal CF 5: Tenino has community buildings that are well utilized for a range of activities.

CITY EQUIPMENT

Goal CF 6: Tenino makes cost-effective decisions related to City equipment.

Policy CF 6.1: Create and maintain a database that tracks the useful life and replacement costs for all city equipment.

Policy CF 6.2: Where practical and feasible, establish agreements with other entities – such as cities, schools, fire authorities, and for-profits – to share necessary equipment.

Policy CF 6.3: Develop a budget for anticipated equipment expenditures.

Policy CF 6.4: Review costs and benefits before purchasing equipment. Utilize rentals or contracted services for infrequently used equipment when it is a greater benefit to the City than owning the equipment outright.

STORMWATER MANAGEMENT

Goal CF 7: Flooding in the City is minimized through the use of stormwater best management practices, further protecting Tenino's drinking water from contamination.

Policy CF 7.1: Treat stormwater on-site or as near as possible to the location where rain falls.

ACTION: Clarify the existing development standards and review process for stormwater management to ensure consistency with this policy.

ACTION: Work to better understand how water flows through the City of Tenino and appropriate methods to slow flows and/or prevent flooding.

Policy CF 7.2: Utilize best management practices to minimize the impact of pollutants that infiltrate into the ground as a result of stormwater.

Policy CF 7.4: Require adequate stormwater collection and disposal facilities be provided by developers in accordance with Level of Service standards.

Policy CF 7.5: Develop a stormwater management plan and consider developing a Stormwater utility to collect funds for the development and maintenance of stormwater facilities.

ACTION: Research and apply for grant funding.

WATER SYSTEM

Goal CF 9: The Tenino Comprehensive Water Plan, adopted herein by reference, is fully implemented.

Policy CF 9.1: Ensure consistency between the Comprehensive Plan and the Comprehensive Water Plan as amendments to either plan is made.

Goal CF 10: Tenino maintains a high quality of drinking water.

****Policy CF 10.1:*** Cooperate with Thurston County on groundwater monitoring and management issues to maximize the effectiveness of aquifer and wellhead protection. This cooperation should extend at least to groundwater mapping, monitoring, data management, and may extend to other issues of mutual interest.

ACTION: Continue to monitor land use activities within the wellhead protection area.

Goal CF 11: Tenino has sufficient water rights to accommodate the community's **projected population growth.**

Policy CF 11.1: Aggressively pursue new water rights to ensure that sufficient water is available for new residents and businesses.

Policy CF 11.2: Require properties with water rights within the Unincorporated Urban Growth Area to transfer their water rights prior to annexation as a means of providing water for future development.

Policy CF 11.3: Work to reduce demands on existing water supplies in order to increase the number of residents and businesses that can be served by available water resources.

ACTION: Implement a water conservation plan.

ACTION: Ensure water rate structures encourage conservation.

ACTION: Establish methods to utilize reclaimed wastewater that reduce the overall need for potable water.

*Goal CF 12: All new development meets City of Tenino water system standards.

Policy CF 12.1: Ensure that an adequate water supply is available for development in Tenino.

Policy CF 12.2: All new water distribution mains will have a minimum diameter of 8-inches in order to minimize future fire flow restrictions.

WASTEWATER TREATMENT SYSTEM Description

Goal CF 18: Tenino provides efficient and cost-effective sewer service for all of Tenino.

Policy CR 13.1: Require all new development to connect to the wastewater treatment system unless extenuating circumstances do not allow sewer treatment.

Policy CF 14.2: Only allow the expansion of sewer to properties that are within the city limits.

Goal CF 15: New development meets the City's sanitary sewer standards.

Policy CF 15.1: Ensure wastewater treatment is used by development wherever feasible inside the City limits.

Map CF-1: Existing Water Infrastructure

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CHAPTER 5. CAPITAL FACILITIES

The City of Tenino owns, maintains, and operates multiple Capital Facilities including community buildings and facilities, park and recreation facilities, stormwater management, water systems and wastewater treatment systems. To maintain and improve City services while also accommodating orderly growth, the City of Tenino anticipates significant investment in capital facilities into the next 20-year planning horizon. This chapter will provide an inventory of existing capital facilities, discuss a forecast of needed capital facilities needed to help accommodate future growth and provide the proposed locations and capacities of any expanded or new capital facilities. This chapter will also address any Capital Improvement Projects forecasted for the next 6-year planning period as well as any projects that extend up to the 20-year planning horizon with financing and potential funding sources provided.

Community streets and pedestrian facilities are addressed as part of Chapter 4 along with any Transportation Facilities related to Capital Improvement Projects.

A. *COMMUNITY BUILDINGS AND FACILITIES*

Existing Facilities & Forecasted Needs

The City of Tenino contains a number of publicly-owned buildings. These buildings are described below. Proposed expenditures for City buildings are presented in the Capital Improvement Program.

- **Tenino City Hall.** Tenino City Hall occupies the former quarry house for the Hercules Sandstone Company. Built in 1907 with local Tenino sandstone, the building was donated to the City and moved to its current location in 1922. In 1950, a concrete block addition on the south side of the building was constructed. The building features rough-cut sandstone masonry on the first floor with smooth-cut sandstone on the second floor, and the hipped roof has broad eaves.

  City Hall contains many of the public offices, as well as the City Council Chambers and the municipal court for the community. The building was extensively renovated in 1987 and brought into compliance with the American Disabilities Act in 2011 and 2012. Over the next 20 years, the building will likely require a new roof, carpets and flooring, as well as improvements/repairs to the sandstone masonry.
- **Tenino Police Station (John Dowies Memorial Building)**: Located on McClellan Avenue, the Tenino Police station was constructed in 1996 and is in good condition. As of 2023, the Tenino Police Department consisted of one full-time Police Chief, four full-time Police Officers, one full-time Police Clerk, and three reserve Officers. Under the terms of an interlocal agreement with the Tenino School district, the Police Department provides a school resource officer to the district. The Police Station also contains an evidence storage building.
- **Tenino Library.** The Tenino Timberland Regional Library building was donated to the city and remodeled for its current use in 1987. The city expanded the building around 1990, and the library went through several improvements and upgrades in 2021. The improvements included new shelving, office space, furniture, and interior paint.

  Operational costs of the Tenino Timberland Regional Library, including staffing and materials, are funded by the Timberland Regional Library system. The City of Tenino owns the building and funds utilities, janitorial service, and maintenance of the structure.
- **Tenino Train Depot Museum.** The Tenino Train Depot, a structure on the National Register of Historic Places, was constructed in 1914 along the Northern Pacific railroad line. The building was moved to its present location in City Park in 1975 and has been operated as a volunteer-run museum since 1979. The building was recently upgraded with a new electric heat pump and

insulated flooring as part of a grant the City received.

The Tenino Train Depot is owned by the City of Tenino, and the museum is operated by a non-profit 501(c)3 organization. The City of Tenino funds building insurance and utilities for the structure and does not collect any rent for the use of the building.

- **Ticknor School.** The historic Ticknor one-room school house was built in the Skookumchuck Valley in 1934. The building was moved near the Tenino Train Depot Museum in 2002, and extensively renovated between 2002 and 2012. The historic school opened to visitors in 2012 and is available for tours by Tenino Train Depot Museum patrons.
- **Quarry House.** The Quarry House, constructed as the office of the Tenino Sandstone Company (in approximately 1900), is located at the west end of Tenino City Park, near the Tenino Train Depot Museum and War Memorial (Quarry) Pool. The building is a rectangular one-story wood frame structure with a hipped roof that extends over the northwest portion of the building to cover a front porch. Stairs to the porch are made of sandstone and the roof of the entryway is supported by round rough-cut sandstone pillars.

  The Quarry House functions as a community gathering space for Tenino and is rented by individuals interested in utilizing the space. The building went through a series of renovations and improvements in the early 2000s and in 2013.
- **Tenino Park Restrooms.** Two restroom facilities serve Tenino City Park. These restrooms are not heated, are not designed for ADA accessibility, and are currently in poor condition. The facilities are small and insufficient to meet current needs. The City anticipates replacing the structures with facilities that contain additional toilet stalls, and shower facilities in the restroom nearest the campground.
- **City Park Concession Stand.** The City Park concession stand, constructed in 1995, offers a location to sell food to park patrons. The concession stand also houses some maintenance equipment and includes restroom facilities. The facility is rented out for a nominal price during the baseball and soccer season. Although it is in good condition, the roof will likely need to be replaced in the next 20 years. The City is considering converting an existing toilet stall to a shower facility to promote camping at the park should also be.
- **Public Works Shop on Park.** The Park Avenue Public Works shop was constructed in 2007. The pole framed structure houses machinery and workspace for public works employees and is in good condition, though another building for equipment storage may be desirable in the future.
- **Food Warehouse.** The food warehouse, constructed in 2007, offers space for non-profit organizations to store food in the community. The pole framed structure is in good condition, though the facility does not contain any water or bathroom facilities. The warehouse is located directly east of the Public Works Shop on Morningside, and experiences little use at present, though improvements such as bathrooms or a sink could encourage the further use of the facility. An asphalt parking lot may be desired in the future should the use of the facility increase or change.
- **Well and Pump Houses.** Municipal wells and pumps are situated in buildings located near Tenino Middle School. These buildings are in good condition. Additional ventilation in areas where treatment chemicals are stored should also be considered.
- **Wastewater Treatment Buildings.** Two buildings constructed in 2009 support the operation of the Tenino Wastewater Treatment Plant. One of the buildings houses the laboratory needed to test water treated at the wastewater treatment plant and the other houses the mechanical equipment necessary to run the plant. The structures are relatively new and are not anticipated

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Commented [ZG2]: Was a new Public Works Facility constructed

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to need significant upgrades over the next 20 years.

- **Dog Kennel at Reservoir.** The dog kennel at the reservoir was constructed in the 1990s. The facility houses lost dogs and would benefit from better lighting, heat and potentially some outdoor kennels over the next couple of years. However, city staff have expressed interest in preferably constructing a new Dog Kennel near the Public Works building, and demolishing the existing Dog Kennel located at the Reservoir.

Facilities Provided by Other Entities. In addition to these buildings and facilities, the following public agencies have facilities in the City of Tenino.

- **Fire and EMT Services.** The City of Tenino joined the South Thurston Fire and EMS on January 1, 2018. The city is serviced by Station 41 of the South Thurston Fire and EMS. The district has 6 full time firefighters/EMT's and is supported by 28 volunteers. The South Thurston Fire & EMS has four stations serving a 76 square mile area, including a main station located directly south of Tenino City Hall. The district is approximately 75% volunteer firefighters and is overseen by three elected Fire Commissioners. The city does not provide any Fire or Emergency Medical Services.
- **Tenino Schools.** The Tenino School District consists of Parkside Elementary (K-2), Tenino Elementary (3-5), Tenino Middle School (grades 6-8), and Tenino High School (grades 9-12). Parkside Elementary was built in the 1930s and extensively remodeled in the late 1980s. The other three schools were built in the 1970s. The schools are in various states of disrepair and the school district passed a Capital Projects Replacement Levy in February of 2022 that will help cover needed maintenance to the facilities and any necessary enhancements to accommodate the anticipated growth of the school district.

Community Buildings and Facilities CIP and Funding Sources
The table below outlines the current proposed Capital Improvement Projects for Parks and Recreation Facilities for the 20-year planning horizon for the City of Tenino and potential funding sources.

Projects	Description	Schedule	Estimated Cost ($2024)	Funding Source
Police Station Security Enhancements & Parking Lot Paving	Improvements to Police Station security and paving the police station parking lot	XX	$26,000	General Fund, CI Fund, Grants/Loans
Train Depot Museum	Construction of a new Train Depot Museum	2030	$2,000,000	General Fund, CI Fund, Grants/Loans
Quarry House Roof Replacement	Roof replacement on the Quarry House	2030	$30,000	General Fund, CI Fund, Grants/Loans

Public Works Additional Storage Building	Construction of an additional Storage Building	2030	$60,000	General fund, CI fund, grants/loans
New Dog Kennel	Construction of a new dog kennel near the public work building	XX	XX	General fund, CI fund, grants/loans

B. *PARKS AND RECREATION FACILITIES*

Parks, recreation, and open space are important community assets, and open space has been identified by its citizens as an important component of Tenino's small city. Changes in the community, especially the anticipated population growth associated with the sewer installation, will impact the community's needs for parks. It is therefore important to set a definite direction for the future development of parks to help preserve the character of the community.

Existing Facilities & Forecasted Needs:

The primary recreational amenity for the city is the Tenino City Park. Comprising approximately 115 acres the park includes the following facilities:

- Quarry Memorial Pool - a cold-water wading pool, splash pad and "lake" within an old sandstone quarry. Features small restroom facility and a natural pond area.
- Tenino Depot Museum – former train depot building and support buildings.
- Ticknor School – historic schoolhouse moved next to Tenino Depot Museum.
- Quarry House – former quarry office building used as a Community Center.
- Campground – multiple campsites with designated or open field camping and restrooms.
- Playground in the "Old Park" for younger children.
- Ball Field Facility – support facility with restrooms for Little League Fields.
- Main Playground and Pump tracks- Upgraded in 2023. Features a restroom facility.
- New Park addition of 60+ acres of passive use conservation land.
- Yelm-Rainier-Tenino trailhead with bike station and kiosk.
- 2 picnic Shelters
- Veteran's Memorial Wall

~~The forecasted needs for the City of Tenino Parks and Recreation Facilities will depend on Level of~~

Service (LOS) goals that should be identified through strategic community planning and communication. Some areas outlined in the 2024 Parks and Recreation Plan that should be addressed in the future include:

- Development of a plan to provide sustainable funding for the Quarry Memorial Pool.
- Improve the campground by creating specific sites for tents and RVs and adding cabin rentals to offset the need for accommodations for visitors to Tenino.
- Development of a plan for the City Park to connect trails with adjacent properties such as the
- Creekside Conservancy Wildlife Preserve. These trails can be both recreational and educational in nature.
- Create trail maps and trailhead signage for the Kiosk and at trailheads.
- Pursue new projects such as, but not limited to, creation of pocket parks, or the opening of the Natural Area by the Quarry Pool
- Continue improvements at the Community Complex (Quarry House, Museum and Quarry Pool). Most notably create parking, drop-off areas, improve utilities, bathhouse addition, and opening of natural areas for recreation and private event rental (pool funding source).
- Identifying and pursuing potential funding sources to achieve the goals outlined in this plan.
- Enhancing and maintaining existing facilities to increase the likelihood of usability and thus revenue. For instance - the soccer fields, campground, and pool.
- Continue to improve recreational sport amenities like ballfields and facilities. Also, basketball in the area vacated by the old playground.
- Increasing public safety of the parks system by pursuing projects such as new fencing above the quarry pool, removing the switchback trail along the hillside and adding cameras.

Parks and Recreation Facilities CIP and Funding Sources

The table below outlines the current proposed Capital Improvement Projects for Parks and Recreation Facilities for the next 20-year planning horizon for the City of Tenino and potential funding sources.

Projects	Description	Schedule	Estimated Cost ($2024)	Funding Source
Tenino Park – Restroom Building & Gazebo	Restroom and Gazebo Improvements	XX	$1,019,699	XX

Tenino Park – Field 2 Skinned Infields & Natural Grass Fields	XX	XX	$1,580,700	XX
Cultural Area Improvements	Improvements to the Veterans Memorial, parking, and pathways	XX	$970,000	XX
Baseball & Pickleball Court	Construction of new baseball & pickleball courts	XX	$47,000	XX
Phase 1 Trail & Campground Restroom Improvements	XX	XX	$500,000	XX
City Park Concession Stand Shower Stall Conversion	Converting existing bathroom stall into a shower stall	2030	$150,000	XX
City Park Campground Remodel	Campground improvements	2027	$150,000	General fund, CI fund, grants/loans, RCO
City Park Quarry Pool Restroom Facility	Construction of restroom facility at the Quarry Pool	2027	$150,000	General fund, CI fund, grants/loans, RCO

C. *STORMWATER MANAGEMENT*

Existing Facilities & Forecasted Needs

Tenino sits lower in elevation than much of the surrounding area. Storms generate heavy runoff from the surrounding hillsides, straining the capacity of Scatter Creek, raising groundwater tables, and causing localized flooding. Flooding and drainage problems carry surface pollutants into Scatter Creek and Tenino's aquifer as well as damage streets, sidewalks, and buildings.

The City maintains a variety of storm drainage facilities to address these issues, but additional improvements can be made. Flows along Scatter Creek are impeded at the Burlington Northern rail line, where an inadequate culvert causes water to flow above the stream bank and onto Morningside Drive. Drainage issues are also present at Huston Street, Park Avenue, and Fifth Street.

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Level of Service. Tenino's stormwater management standards do not provide clear guidance for the City or developers and property owners. While standards are being developed, all new housing, commercial developments, and major remodels in the City of Tenino are required to provide stormwater management on site. Stormwater collection and disposal systems are required to be capable of containing a water volume equivalent to a 25-year, 24-hour storm event.

Concurrency ensures consistency in land use approval and the development of adequate public facilities as plans are implemented. It also prevents development that is inconsistent with the public facilities necessary to support the development. Concurrency for stormwater purposes is established at the point in the development process when impervious street surfaces are installed. Best management practices for water quality are required for all new stormwater outfalls and systems.

Stormwater Management CIP and Funding Sources. The table below outlines the current proposed Capital Improvement Projects for Parks and Recreation Facilities for the 2025-2030 six-year planning horizon for the City of Tenino and potential funding sources.

Projects	Description	Schedule	Estimated Cost ($2024)	Funding Source
Stormwater Management Plan	XX	XX	$50,000	
Stormwater Drainage Improvements - Morningside	Install drainage to accommodate stormwater along the roadway	XX	XX	
Stormwater Drainage Improvements – Fifth and Park	Install a facility to store stormwater traveling from the hillside behind City Park to Fifth and Park.	XX	XX	

Stormwater Drainage Improvements – Houston Street	Install a facility to reduce flooding in the area.	XX	XX	
Stormwater Retention Facility Marion/Bognor to Scatter Creek	Add retention facility(s) to slow stormwater flows and allow pollutants to settle from the water.	XX	XX	
Culvert Resizing Along Scatter Creek	Attempt to collaborate with BNSF to install an adequately sized culvert.	XX	XX	
Scatter Creek Impediments Removal	Collaborate to remove impediments to Scatter Creek flows to help reduce flooding.	XX	XX	

In addition to these projects, the City of Tenino should consider the development of a stormwater management plan that identifies potential projects; this would represent a major component in establishing a stormwater utility should the City decided to pursue one. A Community Development Block Grant could be an appropriate source of funding for this type of project.

D. *WATER SYSTEM*

Existing Facilities & Forecasted Needs

The City of Tenino water system serves 710 customers and pumps roughly 4.1 million gallons of water per month. The community has groundwater rights for 270 acre-feet per year, with a maximum instantaneous pumping rate of 700 gallons per minute. Existing water rights are approved by the Department of Health to serve approximately 1,236 equivalent residential units (ERUs). An ERU represents the average amount of water used by a single-family dwelling. The measurement permits the comparison between commercial and multi-family water usage to that of a typical detached single-family dwelling.

As discussed in Chapter 3 of this plan, the number of dwelling units is anticipated to double over the 20-year planning period, exceeding the City's existing water rights. Without the acquisition of additional water, the City's continued growth will be impacted.

Water Source. The City of Tenino currently owns and operates two wells (Well No. 1 and Well No. 3) located near Tenino Middle School. Well No. 2 is located in the vicinity of the other two wells but is no longer used due to excessive sand production. Information about the wells are provided in Table 5.3 and Map CF-1. The wells pump water associated with Tenino's water rights which allow a maximum annual withdrawal of 270 acre-feet of water (approximately 87,979,886 gallons) at a maximum instantaneous withdrawal rate of 700 gallons per minute. The 2023 Water System Plan indicates that a new well site would improve source reliability and should be considered in conjunction with additional Water Rights Acquisition.

Table 5.XX: Water Source Characteristics

	Well No. 1	Well No. 3
Installation Date	1967	1994
Depth	94 feet	93 feet
Installed Pump Capacity	300 gallons per minute	400 gallons per minute
Maximum Instantaneous Flow Rate	300 gallons per minute	400 gallons per minute
Maximum Annual Volume	196 acre-feet per year	74 acre-feet per year 196 secondary
Treatment	Sodium hypochlorite, pH adjustment for corrosion control	Sodium hypochlorite, pH adjustment for corrosion control

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Water Storage. The City of Tenino has two existing glass-lined steel tanks located on Lemon Hill, west of downtown Tenino. The tanks, built in 1994, are in good condition and have a combined storage volume of approximately 550,000 gallons; storage capacity is likely adequate for the next 15 years. If a significant amount of development occurs in western Tenino as is anticipated additional storage capacity will likely be needed by 2028.

Water Distribution. The City of Tenino water system includes 16.3 miles of distribution pipes (see Table 5.4 and Map CF-1). Of these pipes, approximately 70% are asbestos cement (AC), 20% are polyvinyl chloride (PVC) or high-density polyethylene (HDPE), and less than 1% of the pipes are galvanized iron less than 4 inches in size; the galvanized iron pipes have a tendency to corrode and leak.

Table 5.4. Water Distribution System Characteristics

Pipe Size (inches)	Type of Pipe (in lineal feet)				Total
	PVC and HDPE	Asbestos Cement	Ductile Iron/Cast	Galvanized Iron	
14	-	-	280	-	**280**
12	-	-	1,964	-	**1,964**
10	-	-	-	-	**-**
8	7,856	20,775	774	-	**29,405**
6	6,259	24,550	4,239	-	**35,048**
4	2,74	12,204	114	-	**12,592**
< 4	3,201	123	70	3,580	**6,974**
TOTAL	**17,590**	**57,652**	**7,441**	**3,580**	**86,263**

Projected Water Demand. Water consumption in Tenino has generally decreased since 2004. However, additional residential and commercial development combined with a reduction in the number of residential unit vacancies will see the water usage approach the City's allowed annual water right. Conservation measures may extend the available supply of water, but new water rights also need to be pursued in order to accommodate anticipated growth and demand. This is especially true of West Tenino.

Instantaneous Water Rights. Instantaneous water rights are sufficient for the next 15 years or so but is likely inadequate to address long term needs. Washington State law requires the instantaneous withdrawal rate (or total source capacity) to meet or exceed the estimated Maximum Day Demand for a community. According to the 2023 Comprehensive Water System Plan, the city of Tenino is anticipated to have an annual water right deficit starting in 2036. 2.1 gallons per minute more than the current water right.

Pursuing Additional Water Rights. The City of Tenino is located within the Upper Chehalis Watershed (Water Resource Inventory Area 23). According to the Washington State Department of Ecology (Ecology), "the Chehalis watershed is one of the most intensely farmed basins in Western Washington, and much of the water has already been spoken for." (Ecology Publication Number 11-11-027). In order to maintain and ensure adequate water quality and fish migration, water usage has been further restricted. In 2015, a severe drought caused Ecology to limit water rights holders from withdrawing water from the Chehalis basin. Although this affected primarily agricultural users, it highlights the difficulty in obtaining new water rights, even in an urban environment. If water rights are not secured in time to serve the additional growth, the City will work with the Washington State Department of Ecology to identify a solution, which may include water conservation projects and system improvements that reduce water leakage. Development of west Tenino relies on the developer bringing water rights; this may slow the pace of the development.

Level of Service. The acceptable level of service for water utilities should be governed by the fire flow requirements found in the Uniform Fire Code. Concurrency for water supply purposes is established at the point in the development process when combustible materials are first introduced to the development site. In addition to these above projects, the Water System Plan contains additional information associated with water rates and conservation. These items are noted in the Goals and Policies for the City's capital facilities.

UGA Expansion. XXXXXX

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Water System CIP and Funding Sources. The table below outlines the current proposed Capital Improvement Projects for the Water System to be completed over the next 20 years. For a complete explanation of these projects, please refer to the City of Tenino 2023 Water System Plan adopted herein by reference.

Projects	Description	Schedule	Estimated Cost ($2024)	Funding Source
Water Rights Acquisition	Acquire new annual and instantaneous water rights. Implement at least 200 to 300 gallons per minute of additional source capacity as part of any significant development	2025-2030	$10,000	General Fund
Small Diameter Pipe Replacement	Systematically replace all galvanized small diameter distribution pipes.	2025-2030	$50,000	General Fund
200,000 Gallon Reinforced Concrete Water Reservoir	Construct a new reservoir to support UGA development.	TBD	$1,660,000	Developer
Fire Hydrant Replacement Program	Annual Meter Replacement	2025-2030	$7,500	General Fund
Water System Plan	Development of a water system plan	2033	$100,000	General Fund
Drill New Well	Establish a fourth well	2035	$200,000	General Fund

E. *WASTEWATER TREATMENT SYSTEM*

Existing Facilities & Forecasted Needs

Wastewater treatment is provided to the majority of properties within the Tenino city limits. Grinder pumps, located on individual properties, grind the solids in the wastewater and pump the sewage to the wastewater treatment plant. Once the wastewater reaches the treatment facility, the sewage is filtered through the plant headworks to remove grit, an anoxic basin, aeration basins, and finally a series of membranes that separate the solid and liquid wastes and treat the water. Sludge is stored within a storage basin, and hauled to an appropriate disposal area as necessary. Treated water is placed in groundwater recharge basins.

The wastewater treatment system is designed to treat inflows between 230,000 and 330,000 gallons per day (see Figure 5.2). Pumps and basins have been sized to handle 330,000 gallons per day, but existing membranes are only sufficient to handle 230,000 gallons per day, the anticipated maximum monthly average flow at the time of development of the system. In 2012, average inflows ranged from approximately 78,000 to 87,000 gallons per day, with the maximum day reaching approximately 103,000 gallons in December 2012.

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As of February 26, 2013, the City of Tenino had 630 active sewer connections, including commercial and residential properties. Assuming a maximum day demand at the sewer treatment plant of 103,000 gallons, a similar proportion of future uses (when compared to existing uses), and a maximum day demand of 163.5 gallons per day (the maximum day demand/630), the system has the potential to add 777 connections before reaching the capacity of 230,000 gallons per day.

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As inflows near 230,000 gallons per day, Tenino will need to purchase and install more membranes to increase the capacity of the wastewater system.

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Deficiencies and Recommended Improvements. Table 5.7 briefly describes the wastewater improvements likely needed over the 20-year planning period. While the system generally functions well, the City should consider how best to utilize the byproducts of the treatment system. These considerations should include how to best utilize the Class A reclaimed water generated by the wastewater treatment plant and dispose of the sludge created as a result of the cleaning process.

Level of Service. The acceptable level of service for the sanitary sewer collection system is a maximum of 75% of capacity. The acceptable level of service for treatment capacity for the wastewater treatment plant is a maximum 80% of capacity. Concurrency for wastewater treatment systems is established at the point in the development process when the system is installed and operational at the time of occupancy of the development.

UGA Expansion. XXXXXX

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Wastewater Treatment System CIP and Funding Sources. The table below outlines the current proposed Capital Improvement Projects for the Wastewater Treatment System to be completed over the next 20 years.

Projects	Description	Schedule	Estimated Cost ($2024)	Funding Source

Wastewater Treatment Facility Fine Screen	Acquire fine screen for wastewater treatment	XX	XX	City Funds - Wastewater Capital Improvement, grants
Reclaimed Water Use	Implement reuse of reclaimed water	2032	$500,000	Public Works Trust Fund, Ecology
Sludge Pumping	Investigate method to pump treated sludge instead of trucking off-site.	2026-2036	$200,000	City Funds - Wastewater Capital Improvement, grants
Sludge Treatment	Pursue sludge treatment if viable	XX	XX	City Funds - Wastewater Capital Improvement, grants
Acquire Additional Treatment Membranes	Acquire additional membranes to accommodate plant treatment capacity up to .33mgd	XX	$250,000 per membrane	City Funds - Wastewater Capital Improvement, grants

F. *GOALS, POLICIES, AND ACTIONS*

Goals and policies related to pedestrian amenities and City streets are found in Chapter 4, Transportation of this plan. The following are goals and policies the City of Tenino has for capital facilities. Where the jurisdictions of unincorporated Thurston County and the City of Tenino intersect, the City encourages Thurston County to adopt those goals and policies denoted with an asterisk (*).

CAPITAL FACILITIES - GENERALLY

*Goal CF 1: Expansion and location of public facilities are coordinated and timed to meet present and future demand.

Policy CF 1.1: Prioritize capital improvements for facilities where development is unlikely to fund future improvements. Improvements within these areas should consider the importance of the structure or facility to determine improvement priorities.

ACTION: Regularly amend the Capital Facilities Plan and Capital Improvement Program to identify high priority projects that are important for the community to conduct over both the next 6- and 20-year planning periods.

ACTION: Consult the Capital Improvement Program to determine priorities for City expenditures during the preparation of budgets and the pursuit of grant funds.

Policy CF 1.2: Require new development to assume the costs of providing on-site public facilities and services such as road improvements, sidewalks, street lights, connection to water mains, and connection to sewer mains.

Policy CF 1.3: Allow new development only when and where all public facilities are adequate and does not reduce the level of service elsewhere.

ACTION: Route information about new housing developments to the Tenino School District, Thurston County Fire District 12, Washington Department of Transportation, and other applicable facility providers to aid in their facility planning.

ACTION: Enter into an Interlocal Agreement with the Tenino School District to implement the collection of school impact fees for new development.

Policy CF 1.4: Guarantee new development within Tenino's urban growth area builds water and other public facility systems to City standards to ensure efficient transition to City public facilities in the future.

***ACTION:** Work with Thurston County to ensure common standards are developed and employed during the permit review process.

Policy CF 1.5: In the unincorporated UGA, Thurston County's Capital Facilities Plan and any applicable levels of service shall govern.

Policy CF 1.6:

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Goal CF 2: Utility installations, road improvements and other facility upgrades/repairs are made in a manner sensitive to the environment and the desired community aesthetics.

Policy CF 2.1: Ensure that all developer-led and City construction projects are consistent with the State Environmental Policy Act, the Tenino Critical Areas Ordinance, and best management practices for the protection of the environment.

ACTION: Effectively route all projects to affected agencies to gather information about the potential impacts and necessary mitigation for the proposal.

ACTION: Ensure that projects meet the provisions of the Tenino Critical Areas Ordinance.

Policy CF 2.2: Encourage utility installations and system upgrades in a manner that enhances the appearance of the community.

ACTION: Require the under-grounding of utilities in new developments where feasible.

ACTION: Encourage the under-grounding of utilities in system upgrades.

ACTION: Encourage the planting of appropriate street trees wherever possible.

Goal CF 3: The Capital Facilities Plan is consistent with other chapters of the Comprehensive Plan and coordinates with other jurisdictions.

Policy CF 3.1: Update the Capital Improvement Program at least every six years.

Policy CF 3.2: Review the Capital Facilities Plan whenever changes are made to other chapters of the Comprehensive Plan to ensure that the entire plan remains internally consistent.

Policy CF 3.3: Reassess the Capital Facilities Plan and other chapters of the Comprehensive Plan to ensure consistency if probable funding falls short of meeting existing needs.

****Policy CF 3.5:*** Coordinate with Thurston County to ensure consistency between Tenino's capital facility plan and Thurston County's.

COMMUNITY BUILDINGS

Goal CF 4: Tenino has a wide range of buildings that house essential public services and that can be used by the community with minimal impact to the City's General Fund.

Policy CF 4.1: Make cost-effective decisions regarding city-owned structures.

Policy CF 4.2: Consider the Quarry House, War Memorial (Quarry) Pool, and the Tenino Train Depot Museum as the City's community center. These structures are a priority for pursuing grants.

Policy CF 4.3: Continually work to identify methods to increase revenues and reduce the costs associated with existing community buildings.

ACTION: Establish effective mechanisms to promote community facility rentals.

ACTION: Establish a facility operation cost matrix to enable a realistic fee schedule.

Policy CF 4.4: Prioritize and plan improvements for existing and needed structures.

ACTION: Budget for necessary improvements to community buildings.

ACTION: Identify and seek out funding for necessary improvements.

Policy CF 4.5: Establish reasonable maintenance budgets to extend the useful life of community facilities.

Policy CF 4.6: Communicate to the public the true cost of community facilities.

Goal CF 5: Tenino has community buildings that are well utilized for a range of activities.

CITY EQUIPMENT

Goal CF 6: Tenino makes cost-effective decisions related to City equipment.

Policy CF 6.1: Create and maintain a database that tracks the useful life and replacement costs for all city equipment.

Policy CF 6.2: Where practical and feasible, establish agreements with other entities – such as cities, schools, fire authorities, and for-profits – to share necessary equipment.

Policy CF 6.3: Develop a budget for anticipated equipment expenditures.

Policy CF 6.4: Review costs and benefits before purchasing equipment. Utilize rentals or contracted services for infrequently used equipment when it is a greater benefit to the City than owning the equipment outright.

STORMWATER MANAGEMENT

Goal CF 7: Flooding in the City is minimized through the use of stormwater best management practices, further protecting Tenino's drinking water from contamination.

Policy CF 7.1: Treat stormwater on-site or as near as possible to the location where rain falls.

ACTION: Clarify the existing development standards and review process for stormwater management to ensure consistency with this policy.

ACTION: Work to better understand how water flows through the City of Tenino and appropriate methods to slow flows and/or prevent flooding.

Policy CF 7.2: Utilize best management practices to minimize the impact of pollutants that infiltrate into the ground as a result of stormwater.

Policy CF 7.4: Require adequate stormwater collection and disposal facilities be provided by developers in accordance with Level of Service standards.

Policy CF 7.5: Develop a stormwater management plan and consider developing a Stormwater utility to collect funds for the development and maintenance of stormwater facilities.

ACTION: Research and apply for grant funding.

WATER SYSTEM

Goal CF 9: The Tenino Comprehensive Water Plan, adopted herein by reference, is fully implemented.

Policy CF 9.1: Ensure consistency between the Comprehensive Plan and the Comprehensive Water Plan as amendments to either plan is made.

Goal CF 10: Tenino maintains a high quality of drinking water.

****Policy CF 10.1:*** Cooperate with Thurston County on groundwater monitoring and management issues to maximize the effectiveness of aquifer and wellhead protection. This cooperation should extend at least to groundwater mapping, monitoring, data management, and may extend to other issues of mutual interest.

ACTION: Continue to monitor land use activities within the wellhead protection area.

Goal CF 11: Tenino has sufficient water rights to accommodate the community's **projected population growth.**

Policy CF 11.1: Aggressively pursue new water rights to ensure that sufficient water is available for new residents and businesses.

Policy CF 11.2: Require properties with water rights within the Unincorporated Urban Growth Area to transfer their water rights prior to annexation as a means of providing water for future development.

Policy CF 11.3: Work to reduce demands on existing water supplies in order to increase the number of residents and businesses that can be served by available water resources.

ACTION: Implement a water conservation plan.

ACTION: Ensure water rate structures encourage conservation.

ACTION: Establish methods to utilize reclaimed wastewater that reduce the overall need for potable water.

*Goal CF 12: All new development meets City of Tenino water system standards.

Policy CF 12.1: Ensure that an adequate water supply is available for development in Tenino.

Policy CF 12.2: All new water distribution mains will have a minimum diameter of 8-inches in order to minimize future fire flow restrictions.

WASTEWATER TREATMENT SYSTEM Description

Goal CF 18: Tenino provides efficient and cost-effective sewer service for all of Tenino.

Policy CR 13.1: Require all new development to connect to the wastewater treatment system unless extenuating circumstances do not allow sewer treatment.

Policy CF 14.2: Only allow the expansion of sewer to properties that are within the city limits.

Goal CF 15: New development meets the City's sanitary sewer standards.

Policy CF 15.1: Ensure wastewater treatment is used by development wherever feasible inside the City limits.

Map CF-1: Existing Water Infrastructure

Commented [ZG14]: Update current water and sewer maps.

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SCJ ALLIANCE
CONSULTING SERVICES

Technical Memo

To City of Tenino Planning Commission

From: Kirsten Peterson, Project Manager
Malissa Paulsen, Senior Planner

Date: February 12, 2025

Project: 2025 Comprehensive Plan Update

Subject DRAFT Comprehensive Plan Review & Update Schedule

Capital Facilities & Utilities Elements

- Draft Capital Facilities Element
- Draft Utilities Element
- GMA Checklist for Tenino

Economic Development Element

- Draft Economic Development Element
- GMA Checklist for Tenino

Climate Planning

Next Steps

Additionally, we will start reviewing the draft Comprehensive Plan Elements at each Planning Commission meeting moving forward as generally outlined below, this schedule is subject to change.

Planning Commission Comprehensive Plan Element Review Schedule

Year	Month	Element(s) for Review
2024	December	Land Use
		Housing
2025	January	Transportation
		Natural Resources
	February	Capital Facilities & Utilities
		Economic Development
	March	Climate Resilience
		Parks and Recreation
	April	Development Regulations
	May - June	Planning Commission Review & City Council Adoption

	Growth Management Checklist for Fully Planning Cities						
	Comprehensive Plan Elements						
	Capital Facilities Element						
		In Current Plan?	If yes, cite section	Changes needed to meet current statute? Yes/No	Notes	Action
a.	Policies or procedures to ensure capital budget decisions are in conformity with the comprehensive plan. RCW 36.70A.120	No		Yes	Work to create policies or procedures that detail processes to ensure capital budget decisions are in conformity with the comprehensive plan.	
b.	An inventory of existing capital facilities owned by public entities. RCW 36.70A.070(3)(a) and WAC 365-196-415(1)(a)	Yes	Chapter 5: Capital Facilities (Sections B: Community Buildings; C: City Equipment)	Yes	Update list as needed to ensure accuracy.	
c.	A forecast of needed capital facilities. RCW 36.70A.070(3)(b) and WAC 365-196-415(1)(b) Note: The forecast of future need should be based on projected population and adopted levels of service (LOS) over the planning period.	Yes	Table 5.8: Capital Improvement Program	Yes	Update updated Capital Facilities Plan	
d.	Proposed locations and capacities of expanded or new capital facilities. RCW 36.70A.070(3)(c) and WAC 365-196-415 (1)(c) and (3)(c)2	Yes	Table 5.8: Capital Improvement Program	Yes	Update list as needed to ensure accuracy.	
e.	A six-year plan (at least) that will finance such capital facilities within projected funding capacities and identify sources of public money to finance planned capital facilities. RCW 36.70A.070(3)(d), RCW 36.70A.120, WAC 365-196-415(1)(d)	Yes	Table 5.8: Capital Improvement Program	Yes	Update updated Capital Facilities Plan	
f.	A policy or procedure to reassess the Land Use Element if probable funding falls short of meeting existing needs. RCW 36.70A.070(3)(e) WAC 365-196-415(2)(d) Note: park and recreation facilities shall be included in the capital facilities plan element	Yes	Chapter 5: Capital Facilities	No	Consider outlining strategy for projects that cannot be completed due to funding shortfall.	
g.	If impact fees are collected: identification of public facilities on which money is to be spent. RCW 82.02.050(5) and WAC 365-196-850(3)	No		Yes	Identify facilities on which impact fees will be spent.	

	Growth Management Checklist for Fully Planning Cities					
	Comprehensive Plan Elements					
	Utilities Element					
		In Current Plan?	**If yes, cite section**	**Changes needed to meet current statute? Yes/No**	**Notes**	**Action**
a.	The general location, proposed location and capacity of all existing and proposed utilities. RCW 36.70A.070(4) and WAC 365-196-420	No, Chapter 6; Utilities element	No	Yes	The general location, proposed location and capacity of all existing and proposed utilities are not detailed and missing from the comprehensive plan. No details to capacity or maps indicating utilities service or proposed locations for additional services.	

File Attachments for Item:

4. Please review and discuss application for planning commission.

City of Tenino Planning Commission Vacancy Application

149 Hodgden St. S
PO Box 4019
Tenino, WA 98589
(360) 264-2368
Fax (360) 264-5772

Name as registered: William Bennett
Physical Address: 7010 Churchill Rd SE, Tenino WA, 98589
Mailing Address: Same
Home Phone: N/A Cell Phone: 360-556-1637
Email Address: W.L.Bennett.II@gmail.com
Years as Tenino Resident: 3 Preferred form of contact: e-mail or text

What experience do you have working with boards, commissions, work groups:
Various internal work groups at various jobs throughout career.

Why would you like to serve on the Tenino Planning Commission:
To improve safety, accessibility, traffic flow in Tenino. To learn about local issues in planning

What is one issue you see in Tenino or with its planning:
Traffic and pedestrian safety at the interseciton of Old Hwy 99 and 507. Pedestrian safety throughout downtown area.

Please list your work experience:
See attached resume. Most recently Senior Appraiser at Thurston County Assessor's Office.

List any volunteer or elected experience:

Please attach your resume to this application.
Please list three (3) references:

Name: Will Rutherford Contact number: 360-701-8797
Email:
Adress:

Name: Cory Mounts Contact number: 360-464-7840
Email:
Adress:

Name: Aimee Richardson Contact number: 360-870-5672
Email:
Adress:

Committee members make recommendations and decisions that affect the entire community.

1.) Do you foresee possible conflicts of interest with any of your current employment or civic positions?
[ ] Yes (Please explain on back) [X] No 2.)

2.) When making recommendations and decisions do you feel you could be impartial and base your decision on the overall need and benefit of the Community?
[X] Yes [ ] No (Please explain on back)

3.) Meetings are currently the second Wednesday of every month at 6pm. Do you have any conflicts that would prevent you from attending meetings?
[ ] Yes (Please explain on back) [X] N

Signature:  Date: 2/5/2025

Please return completed form and any additional information to:
City of Tenino – Attn: City Clerk, 149 Hodgden St South, P.O. Box 4019, Tenino, WA 98589
For more information please call (360) 264-236