

City of Tenino

149 Hodgen Street South

Tenino, WA 98589

City Council Meeting

Tuesday, August 12, 2025 at 6:30 PM

Agenda

WORK SESSION

CALL TO ORDER

AGENDA APPROVAL

1. Agenda Approval

Recommended Action: Motion to approve the 08/12/2025 agenda as presented.

APPROVAL OF MINUTES

- [2.](#) Approval of Minutes

Recommended Action: Motion to approve the 7/22/2025 minutes as presented.

EXECUTIVE SESSION

CONSENT CALENDAR

- [3.](#) Consent Calendar for July 23, 2025 through Aug 12, 2025 consisting of:

Payroll EFT's in the amount of \$69,299.75 and Claims Checks #33466 through #33522 and EFT's in the amount of \$280,934.09.75 for a Grand Total of \$350,233.84.

Liquor License Renewals:

Recommended Action: Move to approve the consent calendar as presented.

PRESENTATIONS

PUBLIC HEARING

PUBLIC COMMENTS

PROCLAMATIONS

- [4.](#) BE IT RESOLVED, that the Tenino City Council hereby recognizes September 16, 2025 as NATIONAL VOTER REGISTRATION DAY in Thurston County and encourages all eligible county residents to register to vote. Artur Tarabichi from the Elections division will be attending on behalf of the Auditor's Office.

Recommended Action: Move to approve Proclamation to recognize September 16, 2025 as National Voter Registration Day.

OLD BUSINESS

5. Old Highway 99 / Change order 3

This change order is to cover the additional equipment and labor costs associated with installing Recessed Pavement Markers along the centerline rumble strip of Old Highway 99 to match the roadway conditions on the western portion of the project.

Recommended Action: Motion to approve Change Order 3

6. EV Chargers Change Order

Change order to add one additional EV charger at the Tenino Quarry House.

Recommended Action: Motion to approve Change Order.

7. 2025-2045 Tenino Comprehensive Plan DRAFT update.

2025-2045 Tenino Comprehensive Plan DRAFT and Climate Element DRAFT.

NEW BUSINESS

RESOLUTIONS

8. Public hearing to obtain public comment on the Six Year Transportation Improvement Program from 2026-2031.

ORDINANCES

REPORTS

9. Outside Agency

- 1) Chamber of Commerce
- 2) Economic Development Council (EDC)
- 3) South Thurston Economic Development Initiative (STEDI)
- 4) ARCH Commission 5) Experience Olympia & Beyond (VCB)
- 5) Timberland Regional Library

10. 13. Committees/Commissions

- 1) Civil Service Commission
- 2) Finance Committee

- 3) Planning Commission
- 4) Public Safety Committee
- 5) Public Works Committee

11. 14. Staff

- 1) Chief of Police
- 2) Director of Public Works
- 3) Code Enforcement/Building Inspector
- 4) PARC Specialist
- 5) Clerk/Treasurer
- 6) Mayor

12. 15. Liaisons

- 1) Bucoda/Tenino Healthy Action Team (BTHAT)
- 2) Solid Waste Advisory Board
- 3) TCOMM/911
- 4) Tenino School Board
- 5) Thurston Regional Planning Council (TRPC)
- 6) Transportation Policy Board
- 7) Thurston County Commissioner's Office
- 8) Legislature

PUBLIC COMMENTS 2

ANNOUNCEMENTS

ADJOURNMENT

File Attachments for Item:

2. Approval of Minutes

Recommended Action: Motion to approve the 7/22/2025 minutes as presented.

**City Council Meeting
Tuesday, July 22, 2025**

Minutes

WORK SESSION

Mayor Watterson convened the work session at 6:30PM with

PRESENT

Councilmember Linda Gotovac
Councilmember Elaine Klamn
Councilmember John O'Callahan
Councilmember Jason Lawton
Councilmember Jeff Eisel

CALL TO ORDER

Mayor Watterson convened the regular Council Meeting at 7:30PM with

PRESENT

Councilmember Linda Gotovac
Councilmember Elaine Klamn
Councilmember John O'Callahan
Councilmember Jason Lawton
Councilmember Jeff Eisel

AGENDA APPROVAL

1. Agenda Approval

Recommended Action: Motion to approve the 07/22/2025 agenda as presented.

Motion made by Councilmember O'Callahan, Seconded by Councilmember Gotovac.

Voting Yea: Councilmember Gotovac, Councilmember Klamn, Councilmember O'Callahan,
Councilmember Lawton, Councilmember Eisel.

Motion passes 5/0.

APPROVAL OF MINUTES

2. Approval of Minutes

Recommended Action: Motion to approve the 7/08/2025 minutes as presented.

Motion made by Councilmember Gotovac, Seconded by Councilmember O'Callahan.

Voting Yea: Councilmember Gotovac, Councilmember Klamn, Councilmember O'Callahan,
Councilmember Lawton, Councilmember Eisel.

Motion passes 5/0.

CONSENT CALENDAR

3. Consent Calendar for July 09, 2025 through July 22, 2025 consisting of Payroll Check #33440 and EFT's in the amount of \$90,555.10 and Claims Checks #33398 through #33439 and EFT's in the amount of \$64,239.04 for a Grand Total of \$154,794.14.

Liquor License Renewals: Tenino Eagles Car Show Liquor License

Recommended Action: Move to approve the consent calendar as presented.

Motion made by Councilmember O'Callahan, Seconded by Councilmember Lawton.

Voting Yea: Councilmember Gotovac, Councilmember Klamn, Councilmember O'Callahan, Councilmember Lawton, Councilmember Eisel.

Motion passes 5/0.

EXECUTIVE SESSION

None.

PRESENTATIONS

None.

PUBLIC COMMENTS

None.

PUBLIC HEARING

None.

PROCLAMATIONS

4. Celebrate the 50 year anniversary of the moving of The Tenino Depot Museum.

Recommended Action: Move to approve Proclamation for July 26, 2025 to celebrate the landmark anniversary of 50 years for the moving of the Tenino Depot Museum.

Motion made by Councilmember Gotovac, Seconded by Councilmember O'Callahan.

Voting Yea: Councilmember Gotovac, Councilmember Klamn, Councilmember O'Callahan, Councilmember Lawton, Councilmember Eisel.

Motion passes 5/0.

OLD BUSINESS

5. Tenino Eagles #564 request to waive the Special Event Application Fee.

Amended proposal for the Car Show being held on August 23, 2025, they are requesting to close part of Howard Street S and Central Avenue including the Eagles parking lot to include a beer garden and live band.

Recommended Action: Motion to approve waiving the fees for the Tenino Eagles Car Show.

Forrest Bergin, president of the Tenino Eagles thanked the Council for the attention to this proposal for the Car Show.

Councilmember Eisel excused himself from the vote due to being a board member of the Tenino Eagles.

Motion made by Councilmember O'Callahan, Seconded by Councilmember Gotovac.

Voting Yea: Councilmember Gotovac, Councilmember Klamn, Councilmember O'Callahan, Councilmember Lawton, Councilmember Eisel.

Motion passes: 5/0

NEW BUSINESS

6. Annual Fire Safety Inspection Fee

Currently, there is no fee for "Annual Fire Safety Inspection". Suggestion to charge a fee of \$150.00 to cover the cost of the Fire Marshall.

Recommended Action: Motion to approve amendment of Annual Fire Safety Inspection fee.

This recommendation was not intended to be voted on. The intent was to bring up this subject for potential discussion going forward and more information to be compiled before bringing to Council for approvals.

7. International Fire Code

With the recommendation of the fire marshal, removal of Section D and adopt the current version of the International Fire Code "IFC" in its entirety.

Recommended Action: Motion to approve amendment of Municipal Code 5.04A.070. - International Fire Code adopted from the current version to the "IFC" version the International Fire Code in its entirety.

This recommendation was not intended to be voted on. The intent was to bring up this subject for potential discussion going forward and more information to be compiled before bringing to Council for approvals.

8. Appointment of commissioner to Civil Service Commission

Jody Stoltz, Chairperson of commission, highly recommends the Mayor appoint Linda Huntley to the Civil Service Commission.

Recommended Action: Motion to approve the appointment of Linda Huntley to the Civil Service Commission.

Motion made by Councilmember Gotovac, Seconded by Councilmember O'Callahan.

Voting Yea: Councilmember Gotovac, Councilmember Klamn, Councilmember O'Callahan, Councilmember Lawton, Councilmember Eisel.

Motion passes: 5/0

RESOLUTIONS

None

ORDINANCES

None

REPORTS

9. Outside Agency

- 1) Chamber of Commerce - Oregon Trail Days this weekend Fri, Sat & Sun. Off for Chamber luncheons in August.
- 2) Economic Development Council (EDC) - Marketing the AG Park , Thurston Talk did an article on them. Off in July/August.

10. 13. Committees/Commissions

- 1) Civil Service Commission - application in this meeting.
- 2) Finance Committee - No meeting. Next meeting 8/12/25 at 10am.
- 3) Planning Commission - more talk about AG park.
- 5) Public Works Committee - Councilmember Klamn attended recent meeting. Public works staff busy with OTD preparation, all staff will be working the weekend. Waiting on moving forward on the basketball and pickleball courts, needing archeological testing before they can. We got a grant, we are not paying and it is labor/work. They are working on ballfield #1.

11. 14. Staff

- 1) Chief of Police - A lot of youth mischief, kid threw a rock in the windshield of the Food Bank truck. New officer and talked out field training.
- 4) PARC Specialist - Jessica Reeves-Rush is busy with the Quarry Pool. They have been short on lifeguards. She is hiring Macy Scharber for the Pool. Working with Clerk Reddick with Grants.
- 5) Clerk/Treasurer - Clerk Reddick out of town. Due back at the end of the week.

12. 15. Liaisons

- 2) Solid Waste Advisory Board - Next meeting on August 6.
- 4) Tenino School Board - Next meeting in August. Volunteer recognition dinner, Chamber of Commerce being asked to assist.
- 5) Thurston Regional Planning Council (TRPC) - Everything finally complete. Been approved, ultimately just a wish list.

PUBLIC COMMENTS 2

Deb Reichelderfer from the Historical Society spoke about the Limited Edition Wooden Money debut at 11:00AM. \$50.00 per wooded piece, first come, first serve for the first 50.

ANNOUNCEMENTS

Councilmember Gotovac stated that Ray and Judy Cooper are "Citizens of the Year".

Councilmember Eisel gave a status on the theater, this weekend is the "Little Mermaid".

ADJOURNMENT

Mayor Watterson adjourned the meeting at 7:47PM.

File Attachments for Item:

3. Consent Calendar for July 23, 2025 through Aug 12, 2025 consisting of:

Payroll EFT's in the amount of \$69,299.75 and Claims Checks #33466 through #33522 and EFT's in the amount of \$280,934.09.75 for a Grand Total of \$350,233.84.

Liquor License Renewals:

Recommended Action: Move to approve the consent calendar as presented.

Consent Calendar August 12, 2025 consisting of:

- **Payroll EFT's in the amount of \$ 69299.75**
- **Claims Checks # 33466 through # 33522 in the amount of \$ 280,934.09**

for a total of \$ 350,233.84

Liquor & Cannabis License:

None at this time

File Attachments for Item:

4. BE IT RESOLVED, that the Tenino City Council hereby recognizes September 16, 2025 as NATIONAL VOTER REGISTRATION DAY in Thurston County and encourages all eligible county residents to register to vote. Artur Tarabichi from the Elections division will be attending on behalf of the Auditor's Office.

Recommended Action: Move to approve Proclamation to recognize September 16, 2025 as National Voter Registration Day.

Proclamation

National Voter Registration Day

WHEREAS, registering to vote empowers eligible citizens to exercise their right to vote on Election Day; and

WHEREAS, the Thurston County is committed to strengthening democracy by encouraging voter registration and increasing participation in all elections; and

WHEREAS, civic-minded people and organizations have collaborated to establish September 16 as **NATIONAL VOTER REGISTRATION DAY**; and

WHEREAS, the goal for the 2025 National Voter Registration Day is to create awareness of elections and motivate eligible citizens to vote in coming months; and

WHEREAS, the strength of our democracy depends on the willingness of our citizens to participate by choosing the people who will lead us and by voicing their opinions on important matters that will come before the voters on Election Day.

NOW, THEREFORE, BE IT RESOLVED, that the Tenino City Council hereby recognizes September 16, 2025 as NATIONAL VOTER REGISTRATION DAY in Thurston County and encourages all eligible county residents to register to vote.

SIGNED IN THURSTON COUNTY, WASHINGTON, THIS 12th DAY OF August 2025.

File Attachments for Item:

5. Old Highway 99 / Change order 3

This change order is to cover the additional equipment and labor costs associated with installing Recessed Pavement Markers along the centerline rumble strip of Old Highway 99 to match the roadway conditions on the western portion of the project.

Recommended Action: Motion to approve Change Order 3



Contract Number 0751.3716	Contract Title Old Highway 99 Overlay	Federal Aid Number
Change Order Number 3	Change Description Recessed Pavement Markers	Date 7/30/2025
Prime Contractor / Design-Builder Lakeside Industries Inc		

☐ Ordered by Engineer under the terms of Section 1-04.4 of the Standard Specifications

☒ Change proposed by Contractor / Design-Builder

Change Description

This change order is to cover the additional equipment and labor costs associated with installing Recessed Pavement Markers along the the centerline rumble strip of Old Highway 99 to match the roadway conditions on the western portion of the project.

Cost Breakdown:

Recessed Truck - \$2,945.60

Labor - \$2,321.20

Materials - \$364.00

SPM Profit - \$765.20

Lakeside Profit - \$959.40

Total - \$7,355.40

Verbal Approval Given By Wesley McCutcheon		Verbal Approval Date 7/29/2025	Working Days +/- 0
Original Contract Amount \$262,180.00	Current Contract Amount \$278,064.59	Est. Net Change This C.O. \$7,335.40	Est. Contract Amount \$285,419.99

☒ Approval Recommended  Carol Ruiz, PE Project Engineer 7/30/2025 Date	Approved Approved Approving Authority per C.A. Agreement Date
Approval Recommended  By Prime Contractor 7/30/25 Date	Other Approval As Required Signature _____ Date _____ Representing _____

Sub-Contractor: **SPM**

16

File Attachments for Item:

6. EV Chargers Change Order

Change order to add one additional EV charger at the Tenino Quarry House.

Recommended Action: Motion to approve Change Order.

CHANGE ORDER

(Instructions on reverse side)

No. 2

PROJECT: Tenino EV Chargers

DATE OF ISSUANCE: August 12, 2025

EFFECTIVE DATE: August 13, 2025

OWNER: City of Tenino

OWNER's Contract No.: N/A

CONTRACTOR: Travers Electric, Inc.

ENGINEER: Gibbs & Olson, Inc.

You are directed to make the following changes in the Contract Documents.

Description: Add one additional EV charger per attached quote at the Tenino Quarry House.

Reason for Change Order: Increased scope of work.

This change order includes all direct and indirect costs for labor, equipment, materials and the time required for completion of the work described delivered to the Owner ready for use.

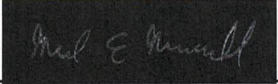
Attachments: (List documents supporting change) Travers Electric quote dated March 11, 2025.

CHANGE IN CONTRACT PRICE:	CHANGE IN CONTRACT TIMES:
Original Contract Price	Original Contract Times
\$ <u>196,217.94</u>	Substantial Completion: <u>90 calendar days</u> Ready for final payment: <u>120 calendar days</u> days or dates
Net changes from previous Change Order No. <u>1</u> to No. <u>1</u>	Net changes from previous Change Order No. <u>1</u> to No. <u>1</u>
\$ <u>84,349.46</u>	<u>90 Calendar days</u> days
Contract Price prior to this Change Order	Contract Times prior to this Change Order
\$ <u>280,567.40 including tax</u>	Substantial Completion: <u>180 calendar days</u> Ready for final payment: <u>210 calendar days</u> days or dates
Net Increase of this Change Order	Net Increase (decrease) of this Change Order
\$ <u>28,645.35 incl. tax</u>	<u>N/A</u> days
Contract Price with all approved Change Orders	Contract Times with all approved Change Orders
\$ <u>309,212.75 incl tax</u>	Substantial Completion: <u>180 calendar days</u> Ready for final payment: <u>210 calendar days</u> days or dates

RECOMMENDED:

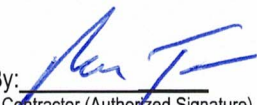
APPROVED:

ACCEPTED:

By: 
Engineer (Authorized Signature)

Date: August 1, 2025

By: _____
Owner (Authorized Signature)

By: 
Contractor (Authorized Signature)

Date: _____

Date: 7-30-25

CHANGE ORDER

INSTRUCTIONS

A. GENERAL INFORMATION

This document was developed to provide a uniform format for handling contract changes that affect Contract Price or Contract Times. Changes that have been initiated by a Work Change Directive must be incorporated into a subsequent Change Order if they affect Contract Price or Times.

Changes that affect Contract Price or Contract Times should be promptly covered by a Change Order. The practice of accumulating change order items to reduce the administrative burden may lead to unnecessary disputes.

If Milestones have been listed any effect of a Change Order thereon should be addressed.

For supplemental instructions and minor changes not involving a change in the Contract Price or Contract Times, a Field Order may be used.

B. COMPLETING THE CHANGE ORDER FORM

Engineer initiates the form, including a description of the changes involved and attachments based upon documents and proposals submitted by Contractor, or requests from Owner, or both.

Once Engineer has completed and signed the form, all copies should be sent to Contractor for approval. After approval by Contractor, all copies should be sent to Owner for approval. Engineer should make distribution of executed copies after approval by Owner.

If a change only applies to Contract Price or to Contract Times, cross out the part of the tabulation that does not apply.



**TRAVERS
ELECTRIC**
ELECTRICAL CONTRACTORS SINCE 1969



TRAVERS ELECTRIC, INC.
TRAVEEI809RZ

122 STURDEVANT RD.
CHEHALIS, WA 98532
OFFICE 360-748-0059
FAX 360-748-7395

March 11, 2025

To: City of Tenino
Attn: Mike Marshall
Re: EV Chargers

Mike,

Travers Electric submits the below bid for the electrical portion of the above referenced project:

Base Bid - \$26,450.00* plus applicable taxes

*Quoted prices valid for 15 days.

Inclusions:

1. Prevailing Wage
2. Electrical Permit
3. Grounding per NEC requirements
4. Replace the existing 200-amp meterbase with a 320-amp 240/120-volt single-phase meterbase
5. Rework service masts for new meterbase
6. Provide and install a new 200-amp loadcenter next to back door
7. Install surface-mounted conduit and circuit from the loadcenter to a new ChargePoint CGTCT4021GWI1 Level 2 Dual-Port EV charger approximately 40FT away
8. ChargePoint 5-year assure warranty and maintenance program
9. ChargePoint 5-year cloud plan
10. Two 4" protective bollards

Exclusions:

1. Repairs to existing code violations
2. All utility company fees
3. Bonds (available, please call for rate)
4. Overtime labor rates

Thank you for your consideration on this project.

Brian Murray
Estimator

File Attachments for Item:

7. 2025-2045 Tenino Comprehensive Plan DRAFT update.

2025-2045 Tenino Comprehensive Plan DRAFT and Climate Element DRAFT.

Tenino Comprehensive Plan Update

CITY COUNCIL

JUNE 24, 2025

Agenda

- Preview draft 2025–2045 Comprehensive Plan
- Share key changes since 2016
- Gather Council feedback
- Prepare to return to Planning Commission for final review



Why this matters?

- **State Law Compliance**
 - Required under the Washington State Growth Management Act (GMA)
 - Supports eligibility for infrastructure and planning grants
- **Planning for Population Growth**
 - Forecasted to double housing demand by 2045
 - Ensures capacity for housing, services, and infrastructure
- **Environmental & Climate Leadership**
 - Integrates new climate and resiliency goals
 - Strengthens critical areas protections and sustainable land use
- **Housing & Affordability**
 - Addresses housing needs across all income levels
 - Encourages flexible housing types and infill development
- **Economic Development & Downtown Revitalization**
 - New strategies to support local business, tourism, and the Ag Park
 - Reinvigorates the downtown core as a social and economic hub
- **Aligns with Regional Partners**
 - Maintains consistency with Thurston County, TRPC, and State priorities
 - Ensures coordinated planning across Urban Growth Area boundaries

Major Updates in the 2025 Plan

- New Climate Element
- Expanded Housing Goals + Affordability Focus
- Refreshed Downtown Tenino Plan
- New Economic Development Vision
- Updated Land Use Designations & Maps

Housing Element Highlights

- Based on the 2023 **Housing Action Plan**
- Projects demand for more diverse and affordable housing
- Encourages "missing middle" housing (e.g., ADUs, townhomes, cottage housing)
- Includes policy tools and zoning strategies to support housing growth

Climate Element Highlights

- First time inclusion in the Comprehensive Plan
- 9 goals on **emissions reductions** (e.g., land use, transportation)
- 11 goals on **resilience** (e.g., wildfire, flooding, extreme heat)
- Supports nature-based solutions, tree canopy expansion, and energy efficiency

Economic Development Element Highlights

- Focus on **local job creation** and small business support
- Aligns with Ag Park and **regional economic strategies**
- Encourages mixed-use zoning and rural entrepreneurship
- Leverages Tenino's historic character, trail network, and arts economy

Discussion Questions for Council

- Do the draft goals align with your current policy direction?
- Are there any elements that need further refinement?
- Is there anything missing that you want staff/commission to explore?

Next Steps

- Incorporate Council feedback
- Return to Planning Commission
- Prepare SEPA review and public hearing
- Final adoption by Council – Fall 2025 target

Thank you!

COMMENTS AND QUESTIONS CAN BE SENT TO:
MALISSA.PAULSEN@SCJALLIANCE.COM



Tenino Comprehensive Plan 2025 – 2045

Draft Date: 5/28/2025

DRAFT

ACKNOWLEDGEMENTS

The City would like to acknowledge the many members of the community that participated in public meetings and helped inform this vision for our community. The City would also like to acknowledge the following:

Elected Officials

Mayor Dave Watterson
Councilmember Linda Gotovac
Councilmember Elaine Klamn
Councilmember John O'Callahan
Councilmember Jason Lawton
Councilmember Jeff Eisel

Tenino Present and Former Staff

Troy Cannon, Public Works Director
Jessica Davis, Utility Clerk
Ronna Barnes, Court/Administrative Clerk
SCJ Alliance, City Planner

Planning Commission

Adam Carney
William Rutherford
Matthew Rounsley

Other Acknowledgements

Washington State Department of Commerce
Thurston Regional Planning Council

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Executive Summary

This plan lays out a guide for managing growth in Tenino and its surrounding area, helping shape the community's future. It serves as both a strategy for development and a joint effort between Tenino and Thurston County to ensure growth happens in an organized way. The plan is divided into six chapters, with six appendices covering key topics like public facilities, housing, demographics, the Main Street 507 project, community input, and legal regulations.

Land Use

The Land Use element evaluates trends in population growth, development patterns, and environmental conditions, translating them into official City policy. Its central objective is to chart a strategic path for Tenino that preserves its historic small-town charm and natural environment while facilitating thoughtful residential and commercial growth. This growth is essential to broaden the community's service offerings and employment opportunities. The City of Tenino has identified nine key goals to guide land use planning, ensuring a balanced and sustainable approach to future development.

Natural Resources

Located in a valley in South Thurston County, Tenino's geography is defined by its flat prairie lands and surrounding forested hills, wetlands, and sandstone formations. The city is home to critical wildlife habitats, particularly near Scatter Creek, and includes areas essential to the survival of sensitive species such as the Taylor's checkerspot butterfly and the Mazama pocket gopher. This chapter emphasizes the protection and stewardship of Tenino's unique environmental assets. The City has adopted nine strategic goals to manage and safeguard its natural resources for future generations.

Housing

Tenino's housing landscape reflects a rich history and a variety of architectural styles, from heritage homes to contemporary subdivisions. As population growth continues, housing demand is expected to double over the next two decades. The City must carefully plan for this expansion to preserve community character and livability. In response, Tenino has established seven housing goals focused on promoting diversity in housing types, affordability, sustainability, and high quality of life. These objectives are designed to meet current needs while accommodating future growth in an equitable and resilient manner.

Economic Development

A strong and diverse economy is key to Tenino's long-term prosperity and livability. The Economic Development element outlines a vision for fostering local business growth, supporting entrepreneurship, and attracting new investment while preserving the city's unique identity. This includes strengthening the downtown core, expanding employment opportunities, and leveraging regional partnerships to enhance economic competitiveness. The City will pursue strategies that promote innovation, workforce development, and sustainable land use to ensure that Tenino remains a vibrant and economically resilient community. The City is in the process of defining specific goals to support this vision and guide future initiatives.

Transportation

Ensuring safe and efficient mobility for residents, visitors, and businesses is a top priority for Tenino’s long-term development. This chapter assesses current and future transportation needs across all modes, including personal vehicles, public transit, freight, bicycles, and pedestrians. A series of targeted improvements are proposed to enhance connectivity and support economic growth. The City has outlined 12 transportation goals to guide infrastructure investment, system modernization, and integrated mobility planning over the next 20 years.

Capital Facilities

To support future development and meet the demands of a growing population, Tenino plans substantial investments in capital facilities. These include infrastructure improvements in public services, utilities, and municipal buildings. While financial and logistical challenges are anticipated, this plan provides a blueprint for coordinated and cost-effective development. Transportation-related capital projects are addressed in conjunction with the Transportation Element but are also included in the 6-Year Capital Improvement Program. The City has identified nine capital facilities goals to ensure efficient service delivery and infrastructure resilience.

Utilities

Reliable utility services are fundamental to Tenino’s growth and quality of life. This chapter outlines existing infrastructure and future expansion plans for critical utilities, including electricity, natural gas, and telecommunications. Planning for utility capacity and modernization will ensure that the needs of residential, commercial, and industrial users are met as the city evolves. The City has defined nine utility-related goals to promote coordinated service delivery, long-term reliability, and sustainable growth.

Climate

Climate resilience is a critical component of Tenino’s comprehensive planning. This element sets forth a proactive strategy to reduce greenhouse gas emissions, adapt to climate change impacts, and embed sustainability across all city functions. Rising temperatures, extreme weather, and shifting ecological conditions demand bold action to protect public health, infrastructure, and natural systems. The City has articulated 20 climate-related goals: nine focused on emission reductions and 11 on enhancing community resilience.

Public Engagement

The City of Tenino engaged the community early and continuously in the 2025 Comprehensive Plan update through a Public Participation Plan that included a project website, social media, printed materials, public meetings, community events, a community advisory board, and online/paper surveys, with attention to accessibility and inclusion. A citywide survey (83 responses) identified priorities such as safety, street improvements, downtown vitality, historic preservation, and infrastructure upgrades, along with barriers like funding and leadership capacity. This input shaped the plan’s policies and vision for 2045, reflecting Tenino’s values of history, walkability, local business, inclusivity, and sustainable growth.

County-wide Planning Policies

Relationship of the Tenino Comprehensive Plan to Thurston County County-wide Planning Policies

Growth management planning is a cooperative process which must occur between the County and cities. Counties are regional governments within their boundaries, and cities are primary providers of urban services within the designated UGAs. In order to effectively balance land use, infrastructure, and finance throughout a region, the Growth Management Act (GMA) requires that an overall vision for growth, plus general county-wide planning policies to implement this vision, be established via a collaborative process between county and city representatives.

It is intended that the county-wide policies will serve as a framework for the development of the City of Tenino's Comprehensive Plan, ensuring consistency between city and county plans, and compliance with the requirements of growth management legislation.

CW Goal 1: The City of Tenino should be prepared to accommodate change.

- Policy 1.1** The City of Tenino will anticipate, facilitate, and affect positive change by identifying and coordinating public, private, and joint responsibilities to exploit change for the betterment of the community.
- Policy 1.2** The City will identify and work with local and regional public and private agencies which monitor and report indicators of change.

CW Goal 2: Local resources should be used whenever possible in new development and expansion of existing development to encourage efficiency and to build on what already exists.

- Policy 2.1** The City shall actively seek citizen involvement, volunteerism and activism in the public and private sectors, specifically in government, youth activities, historic preservation and others.
- Policy 2.2** The City will encourage public and private involvement in community activities.
- Policy 2.3** The City will educate the public about Tenino's history and future.

CW Goal 3: Provide for health, safety, and welfare benefits through a combination of public and private services and programs that are accessible and affordable.

- Policy 2.1** The City shall identify and provide health, safety, and welfare programs and benefits that are relevant to the needs of the Tenino community.
- Action:** Identify, catalogue, and assess the local, county, state, public and private programs and services presently available.
- Action:** Define the public and private responsibilities to provide quality benefits.

Action: Monitor the changes in health, welfare, and safety requirements of the Tenino community.

Action: Investigate and implement new funding sources and incentives for additional public and private benefits to all sectors of the population.

Action: Comply with the requirements of the Americans with Disabilities Act (ADA).

DRAFT

Chapter 1. Land Use

This chapter analyzes population, development, and environmental trends and sets official City land use policies that preserve the historic small city and natural character of the community. Tenino provides opportunities for residential and commercial development and supports the regional tourism economy to expand the service and employment base necessary for residents. The siting of essential public facilities is addressed in Appendix A.

Community Character

The City of Tenino is a historic small community that grew because of natural resource industries such as logging and sandstone quarrying. The community's authentic small-town character, with its walkable downtown built of local stone, and surrounding natural and working lands are key components that Tenino desires to maintain and emphasize into the future. Strategies to enhance characteristics the community sees as integral to its development are described below:

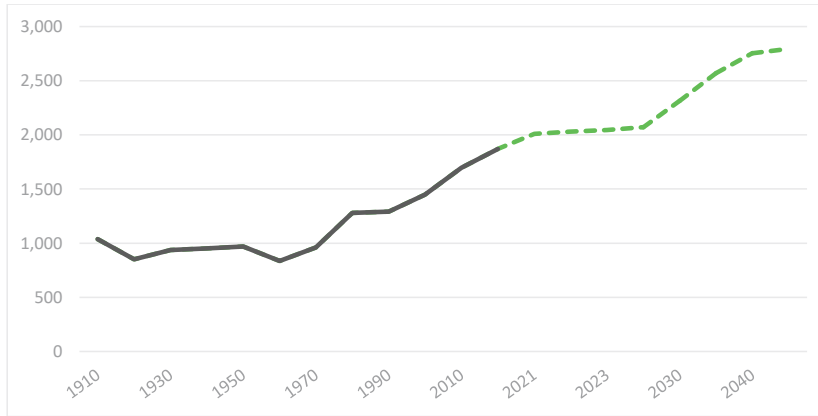
- **Preserve the historic character of Tenino** through the restoration of historic structures and the construction of new buildings that complement older buildings.
- **Showcase the industrial character of Tenino** through the use of old industrial-feeling materials such as steel, wood, and stone.
- **Emphasize the natural character of Tenino** and its natural amenities by preserving views and retaining the appearance of the surrounding natural lands, including treed hillsides.
- **Accentuate the artisan/handmade character of Tenino** through the use of handmade design elements such as carved sandstone, hand-painted signs and art, and local metalwork.
- **Provide context-sensitive development opportunities** by adopting regulations that expand housing options and commercial activity while protecting the form and scale of existing neighborhoods.
- **Participate in regional tourism to bolster the local economy** by coordinating with regional entities involved in agritourism and ecotourism, including leveraging the Southwest Washington Agricultural Business & Innovation Park.

The City will work to emphasize Tenino's small town character, walkability, and proximity to rural and natural south Thurston County throughout the community to strengthen Tenino's appeal.

Population

Figure 1 illustrates Tenino's population growth, from 1950 and projected into 2045, while Figure 2 illustrates the City's population as a percentage of Thurston County's population over the same period. Tenino's share of the County population has decreased since 1950 because the County population increased about 6 times since 1950 census whilst Tenino growth remains steady, accounting for around 0.6% of the County's population. In 2020 Tenino's increased by 10% from the 2010 census whilst the County's overall population increase by 16.8%.

Figure 1: Historic and Project Population, 1950-2045



Source: Office of Financial Management, Thurston Regional Planning Council

OFM issues annual population estimates for all cities and counties in Washington, which are the state's official population counts for long-range planning purposes. These annual estimates are based on the most recent decennial Census counts. OFM's official 2023 population estimates indicate Tenino currently has a population of 2,045¹. The population estimate for Thurston County is 303,400; Tenino accounts for 0.67% of the County's population.

Figure 2: Percent of County Population

Year	Tenino Population	Thurston County Population	% of County Population
1950	969	44,884	2.2%
1960	836	55,049	1.5%
1970	962	76,894	1.3%
1980	1,280	124,264	1.0%
1990	1,292	161,238	0.8%
2000	1,447	207,355	0.7%
2010	1,695	252,264	0.7%
2020	1,870	294,793	0.6%
2030	2,315	336,000	0.7%
2035	2,570	354,400	0.7%
2040	2,755	370,700	0.7%
2045	2,795	383,500	0.7%

Source: U.S. Census Bureau, Decennial Census Data, Thurston Regional Planning Council

¹ Office of Financial Management, Thurston Regional Planning Council
Tenino Comprehensive Plan 2025-2045

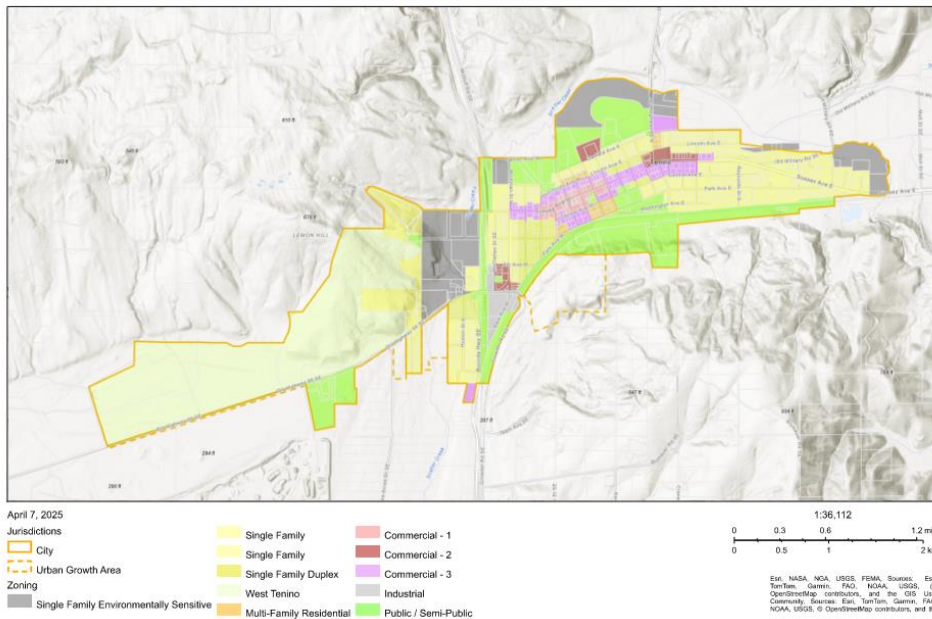
Land Capacity Analysis

This section analyzes existing and potential capacity for housing production based on Tenino's current zoning code and correlates the results with the number of housing units the City will need based on population and household forecasts. This section also discusses other opportunities and constraints to development, including availability of water, sewer, and other municipal services, environmental constraints, zoning, and other factors.

Zoning

Tenino's zoning code contains four commercial and three residential districts, not including the West Tenino as shown in Figure 24, in light yellow. The City's C-1 Commercial District covers historic downtown Tenino and is meant to "build on the historic and walkable nature of the area" (TMC 106.40.010). This model ensures that the downtown core stays vibrant and walkable with a variety of commercial offerings such as retail stores, service-oriented establishments, and apartments – with other residential uses allowed provided development occurs off ground level.

Figure 3. City of Tenino Zoning Map



Source: 2024 Thurston Regional Planning Council

The City of Tenino is 1,485 acres (2.32 square miles) not including the UGA, and a large portion of the land within city limits is designated West Tenino for master planned development proposals for residential units. While the land designated for the West Tenino is considered developable, the development would be slow as much of the encompassed area is home to the Mazama Pocket Gopher and therefore environmentally protected.

Table 1. Tenino Zoning Districts and Use Intent

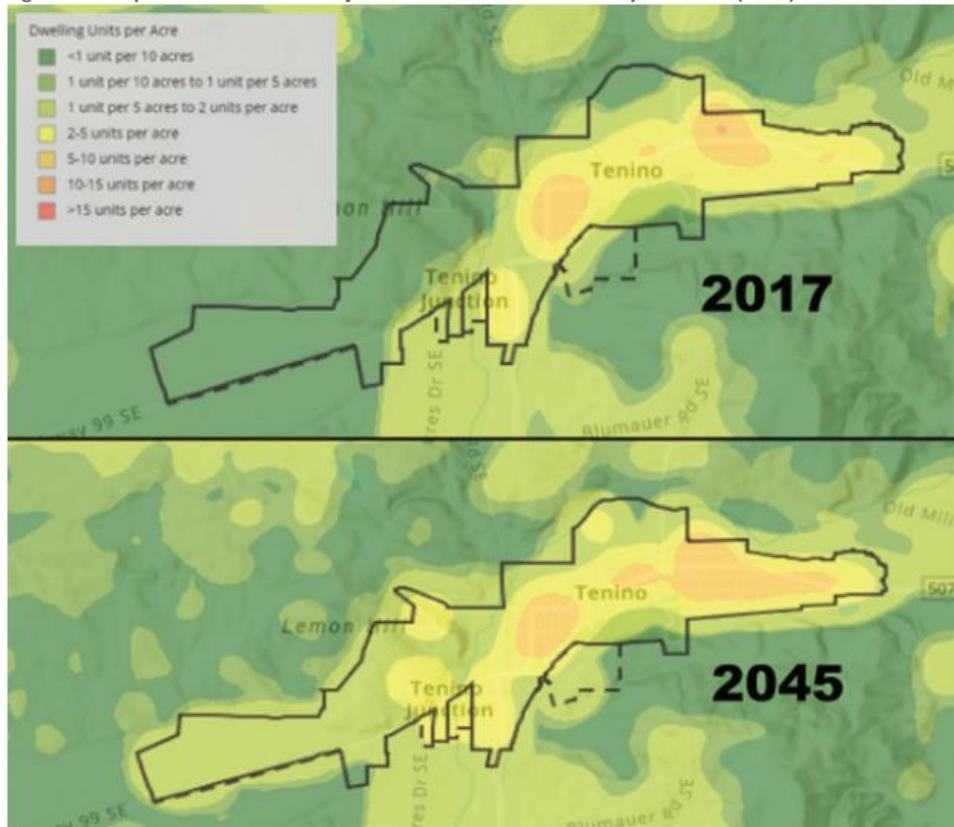
Tenino Zoning Districts and Use Intent		
Zoning District		Residential Use Allowance
Non-Residential		
C-1	Commercial 1	Some residential units allowed off ground level.
C-2	Commercial 2	Primarily commercial uses, with some residential units allowed off ground level.
C-3	Commercial 3	Mix of existing single-family uses, new and existing multifamily buildings, mixed use structures, and commercial uses.
I	Industrial	Commercial and Utilities activities and large-scale industrial. No residential units.
Residential		
SF-ES	Single Family, Environmentally Sensitive	Larger lots to allow for environmental constraints. Lots are in proximity to critical areas.
SF	Single Family	Single-family residential units. Low-density residential area.
SFD	Single family, Duplex	Single-family and Duplex units. Low-density residential area.
MF	Multi-Family Residential	Small-lot detached dwellings and attached structures such as apartments, condominiums, and townhouses. The mix can take form on a single site or mixed within a general area.
Special Purpose		
P/SP	Public/Semi-Public	No residential units.
WT	West Tenino	Intent is to allow for the land to be developed in a planned and structured capacity through the adoption of a master plan unless otherwise applicable.

Source: Tenino Housing Action Plan (2023)

Table 7 identifies the residential use allowances allowed by current zoning regulations within the City per zoning district. Controlling residential use allowances is similar to requirements of density in residential areas helps to control the type of housing and therefore supply. Not all types of housing are similar; typically, higher density equals lower housing cost. This is a general rule for the housing market, but not always accurate as there are also different styles such as luxury apartments, which have larger living areas and square footage, or low-income housing that are packed as dense as the property and municipal code will allow. Low-income housing developers typically apply for the Low-Income Housing Tax Credit (LIHTC) through the Department of Housing and Urban Development (HUD) or other applicable tax credit or loan programs.

Vacant and Underutilized

Figure 4. Comparison of 2017 vs. Projected 2045 Residential Density in Tenino (2017)



Source: Tenino Housing Action Plan (2023)

The Thurston Regional Planning Council provides insight into future density areas, or areas where there will be a higher density of people living in the future. Figure 4 shows the Residential Density projected for 2045, where the density is mainly still in the eastern portion of the city where the R-1 and R-2 districts are and some increased density throughout West Tenino.

The above mapping does not take into consideration some environmental constraints on development including shoreline jurisdiction and Mazama Pocket Gopher Habitat. Residential capacity expansion is projected, but not likely in the most western portion of Tenino due to Mazama Pocket Gopher Habitat, further discussed in the Environmental Constraints section, below.

Environmental Constraints

Environmental considerations are continued in further detail in Chapter 2. Natural Resources.

While the recreational opportunities within and surrounding Tenino are plentiful, this also means that there are constraints to development that must be considered. Environmental regulations are codified under the city's Shoreline Master Program (Title 109), Critical Areas Ordinance (Title 112), the State Environmental Policy Act (Title 110) and Floodplain Management standards (Chapter 5.24).

Critical Areas

Tenino defines a critical area to include frequently flooded areas, wetlands, fish and wildlife habitats and geologically hazardous areas. These areas can also overlap with Shoreline jurisdiction, as outlined in the next section.

Development within a critical area or its buffer requires an environmental review, including a critical area report to evaluate the proposal and all probable impacts to the critical area(s).

Shoreline Jurisdiction

Proposed development within shoreline jurisdiction (those lands which extend landward two hundred (200) feet as measured on a horizontal plane from the ordinary high-water mark (OHWM)) are regulated by the Shoreline Master Program, and Critical Areas Ordinance. The city has worked with the Washington State Department of Ecology to develop these regulations and ensure no net loss of ecological functions.

Scatter Creek, a protected shoreline runs along the northeast border and down through the middle of the city. The creek's shoreline designation is "Conservancy" and is defined as a Type S stream, which has a minimum environmental buffer of 150 feet landward from the OHWM. No development or alteration of the habitat or land is permitted without prior approval through the shoreline permit processes. However, uses aligned with single-family residences and their development are permitted, but may require a Substantial Development Permit or statement of exemption approval. These permits and processes add increased costs to development while.

Additionally, streams within the area, especially larger streams such as Scatter Creek present a flood hazard. Proposed residential development within flood hazard areas are required to build one to three feet above "Base Flood Elevation" and follow floodplain management regulations in Tenino's Critical Areas Ordinance and Floodplain Management standards and which can increase the cost of development.

Future Land Use Designations

Tenino preserves and enhances its authentic and walkable small town character that embraces a connection to rural Thurston County. This plan establishes seven future land use designations (see Map LU-1) to incorporate different aspects of the desired community character vary as to what land uses are allowed. The future land use designations indicate the predominant land use anticipated in each of the areas but are intended to allow for some mixing of uses (housing and commercial for example) in certain instances.

Focusing on the predominant character of land uses is meant to complement the historic development of the community. In Tenino's hundred plus years, residential neighborhoods have grown adjacent to the downtown core and have related effectively to the commercial area. Similarly, multifamily residential has been placed on residential or commercial streets and not detracted from the development of those future

land use designations. The future land use designations are intended to continue this compatible mixing of land uses, and a brief description of each of the future land use designations is provided below.

Commercial (COM)

This designation promotes commercial development within the city. Land intensities within the commercial designation range from stand-alone, single-story buildings to multistory structures that encompass an entire lot. A mix of commercial and residential uses is appropriate.

Industrial (IND)

The industrial designation applies to properties that have good access to rail and the highway, or properties that currently have an industrial-type use on them. The designation is meant to promote further industrial development and intensities will range from stand-alone structures to developments that cover the entire lot.

Mixed Use (MU)

The mixed-use designation applies to properties anticipated to include a mix of commercial and residential uses in the future. Development intensities will vary depending on the type of buildings constructed.

Master Planned Community (MPC)

The master planned community designation applies to approximately 264 acres in West Tenino that are currently used for agricultural purposes. This area has limited development potential due to the presence of Mazama pocket gophers (a protected species) and other constraints. A master plan is required for any future development which can include a range of industrial, commercial, and residential uses, and should include the following:

- A mix of commercial, industrial, office and residential development on the flat portion of the site, provided such development does not conflict with protected species habitat.
- A mix of residential types and densities on Lemon Hill.
- Parks and/or other amenities to protect and showcase the unique natural features on the site such as prairie habitat, scenic views from Lemon Hill, and trails that follow the course of hillside ravines.
- A connector to the Yelm-Tenino Trail.
- A walkable commercial area.
- A secondary access road.

Multifamily Residential (MF)

The multifamily residential designation promotes additional density, especially within the downtown area, through the inclusion of various housing types. Housing types that may be appropriate in the multifamily residential areas include attached dwellings, apartments, condominiums, and townhouses with densities up to 40 units per acre.

Residential (RES)

The residential future land use designation includes areas that are typified by single-family residential housing, and the designation is intended to complement this development pattern. Middle housing types

that are compatible with the form and scale of single-family residential development, as well as accessory dwelling units, are allowed in this designation. This residential designation is also intended to allow a compatible mix of residential and nonresidential uses so long as the scale of the new development complements the size of neighboring units. Densities up to 25 units per acre may be allowed within the future land use designation; higher densities may also be appropriate.

Public/Semi-Public (P/SP)

The public/semi-public designation applies to land that is owned by the City of Tenino, the Tenino School District, or land that is part of the Burlington Northern Santa Fe mainline. Land in the designation is meant to be used for public utilities, schools, rail, and/or municipal activities, including recreational uses.

Historic Preservation Overlay (HP)

The historic preservation overlay is meant to preserve or protect the historic character of Tenino's downtown core. The downtown has been classified as a National Historic District on the National Register of Historic Places, and several of the properties within the overlay district have been submitted for listing on the National Historic Register as historic structures. The underlying commercial future land use designation still applies to these properties, but renovations or new buildings are intended to be subject to design review to ensure that the building enhancements preserve the character of the historic district and are compatible with the adjacent historic buildings or structures.

Urban Growth Area

Urban Growth Areas (UGA) are areas outside of the City of Tenino, but located within connected proximity where growth and higher densities are expected and that can be supported by cost-effective urban services. By directing growth into the UGA, the City of Tenino can also protect critical areas, conserve the local natural resource lands (farms, forests, etc), and maintain the rural character of their rural lands of Thurston County adjacent to the City.

When the City annexed West Tenino in 2007, it was expected that a good portion of the site would be comprised of residential development and master planning requirements reinforce this notion. In 2013, the Mazama pocket gopher became federally-listed as a threatened species and is now protected under the Endangered Species Act. Approximately 89 acres of West Tenino has been identified as critical habitat for the Mazama pocket gopher and the Taylor's checkerspot butterfly, another federally-listed endangered species. Taking into consideration land required for rights-of-way, open space, stormwater management facilities, and critical areas, it is estimated that between 192 and 236 dwelling units could have been located in this part of West Tenino but are now, due to mitigation requirements, assumed to be lost. In addition to this, approximately 24 acres of land that would have been used for nonresidential development has also been lost.

To account for the loss of commercial and residential development potential, the City is exploring the possibility of expanding the urban growth area (UGA) into the Mima Acres neighborhood on the south side of West Tenino. Map LU-2 shows the potential changes in the UGA. M i m a A c r e s is adjacent to the current city limits, has ready access to utilities in Old Highway 99, is near Tenino schools, and could leverage momentum from the development of the Southwest Washington Agricultural Business & Innovation Park (Ag Park). Any development of the land in this area will need to take into consideration its proximity to Scatter Creek and protected species habitat. With appropriate protections and buffers in place, however, this represents a location that could support additional residential development.

Approximately 54.8 acres would be added to the Urban Growth Area, representing a capacity of approximately 253 new units. The potential future land use designation would be Residential.

The City will work with both Thurston Regional Planning Council and Thurston County to address any changes to the urban growth boundary.

Goals, Policies, And Actions

Goal LU 1: Manage land use with individual and community-wide quality of life interests in mind.

Commented [MP1]: CW Land Use Goal 1

Policy LU 1.1 The rights of individual property owners shall be protected.

Policy LU 1.2 The maintenance and enhancement of community identity shall be considered in land use decisions.

Action: Encourage citizen participation in the land use planning and decision making process.

Policy LU 1.3 Ensure that permit processing is fair and timely, and permit review procedures are consistent and predictable.

Goal LU 2: Safeguard community-wide environmental conditions and resources of the landscape, parks, open space, and views.

Commented [MP2]: CW Land Use Goal 2

Policy LU 2.1 Upon annexation, new developments of ten acres or more shall be required to include adequate usable open space in the subdivision proposals.

Action: Coordinate with Thurston County Parks Department for possible acquisition of open spaces in conjunction with annexation proposals.

Goal LU 3: Build excellent neighborhoods throughout Tenino.

Policy LU 3.1 Ensure that new residential and commercial developments include features such as trails, sidewalks, well-connected streets, and street trees.

Action: Establish street standards (especially for new streets within residential and commercial neighborhoods).

Policy LU 3.2 Require new developments to submit plans for streets, landscaping, stormwater, and pedestrian enhancements.

Action: Require new developments to plant and maintain trees as specified in the City of Tenino Street Tree Plan (adopted herein by reference).

Policy LU 3.3 Work diligently to enhance existing neighborhoods through strategies such as traffic calming, pedestrian enhancements, and adding street trees and/or art.

Policy LU 3.4 Promote community projects/volunteerism to help build the local character of Tenino.

Goal LU 4: Expand the Urban Growth Area to accommodate future residential growth.

Policy LU 4.1 Work with Thurston Regional Planning Council and Thurston County to amend the Tenino UGA during future joint planning efforts or an annual comprehensive plan amendment.

Goal LU 5: New development and redevelopment complement the walkable and historic character of Tenino.

Policy LU 5.1 Require and conduct design review for all applicable development.

Policy LU 5.2 Consider and work to limit the potential negative impacts associated with development of commercial and industrial properties as part of the development review process.

Policy LU 5.3 Encourage adaptive reuse of existing structures where feasible or, for new development, encourage the use of building forms, ornamentation, materials, and colors that are reminiscent of historic buildings.

Policy LU 5.4 Encourage slower traffic areas, wider sidewalks, and a landscaped vegetative buffer between the sidewalk and street.

Policy LU 5.5 Create Gateways into Downtown and the Historic District that define each side of downtown, the historic downtown area, slow traffic and act as an amenity for future development of surrounding parcels.

Action: Create a series of gateways on each side of downtown close to or at Old Highway 99 and Sussex Roundabout, East Downtown Gateway, and Ritter and Sussex Square.

Commented [MP3]: Based on goal and concept from Page LU-5 and Pg LU-6

Goal LU 6: The character of existing historic buildings is retained and celebrated.

Policy LU 6.1 Encourage landowners to restore the historic character of their buildings, and to take full advantage of available historic preservation programs and funding opportunities in the process.

Policy LU 6.2 Evaluate proposed changes to historic structures or demolitions that may significantly adversely impact the character of the community under the auspices of the State Environmental Policy Act.

Goal LU 7: West Tenino is developed in a manner consistent with the community's vision for the area.

Policy LU 7.1 Ensure that any master plan for west Tenino adequately addresses utilities, transportation infrastructure, land use, and park and open space features.

Policy LU 7.2 Review future master plan(s) in accordance with the intent of the future land use designation and the standards of the Tenino Municipal Code.

Goal LU 8: *Establish land use patterns that increase the resilience of the built environment, ecosystems, and communities to climate change.*

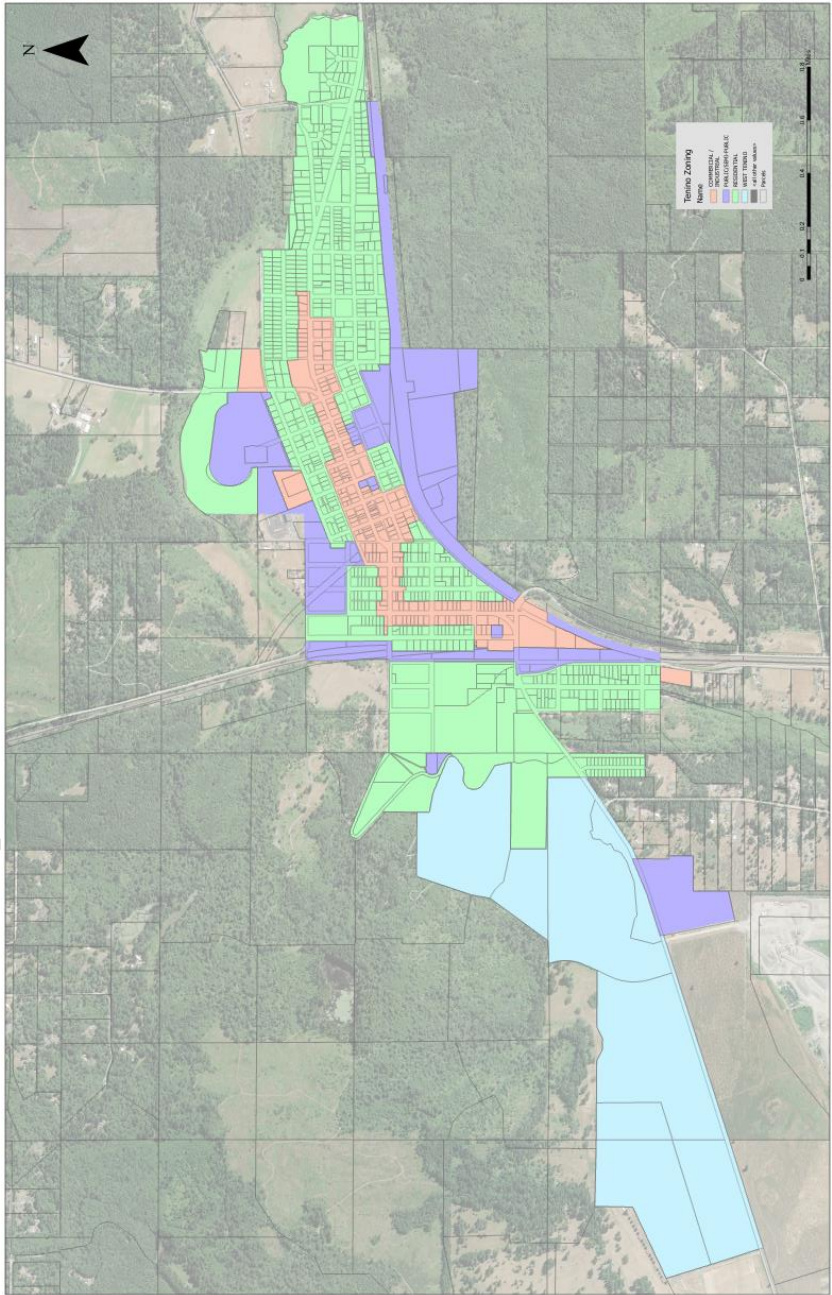
Policy LU 8.1 Implement complimentary, mixed land uses versus traditional zoning, such as locating business districts, parks and schools in neighborhoods to promote cycling and walking and reduce driving.

Goal LU 9: *Foster higher-intensity land uses in mixed-use urban villages and transit corridors.*

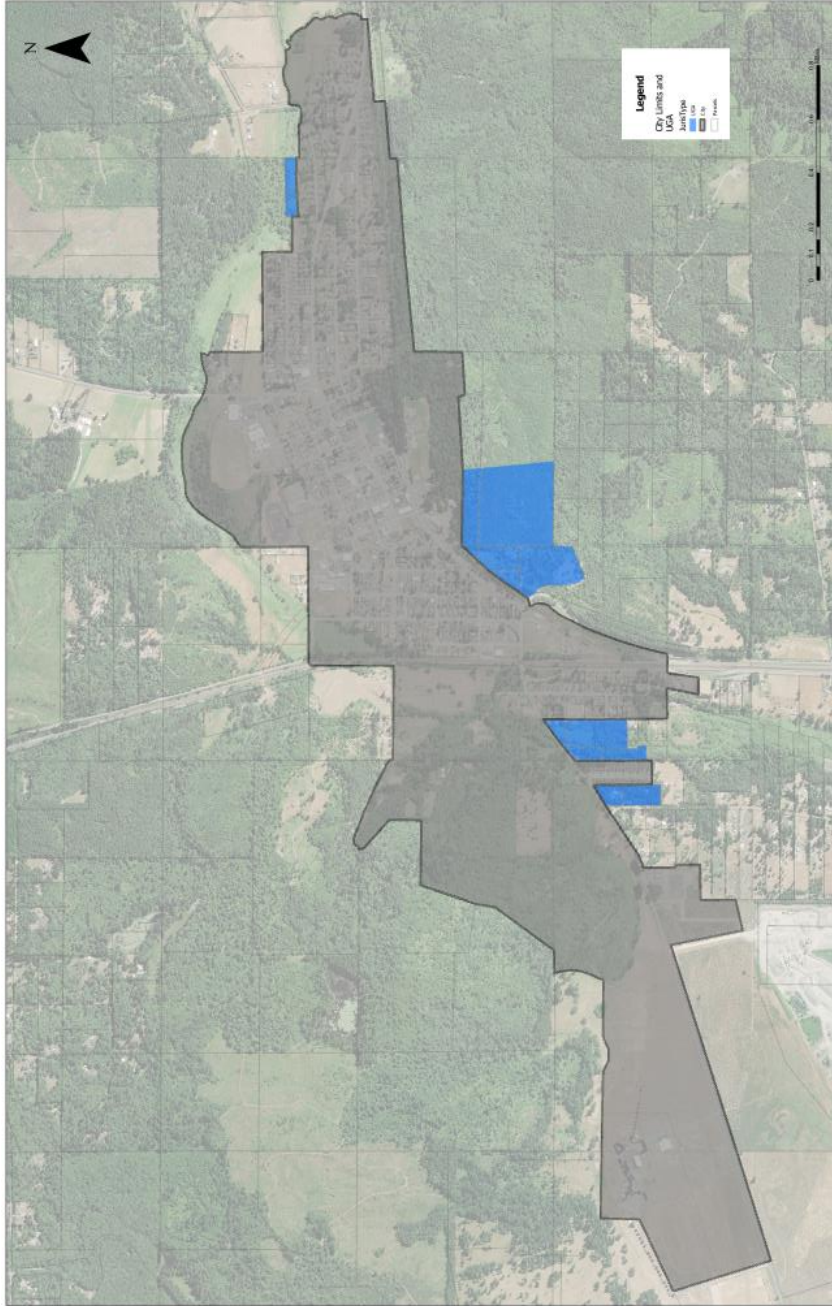
Policy LU 9.1 Prioritize infill development through the zoning and permitting process.

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Map 2: Future Land Use



Map 3: City Limits and UGA Map

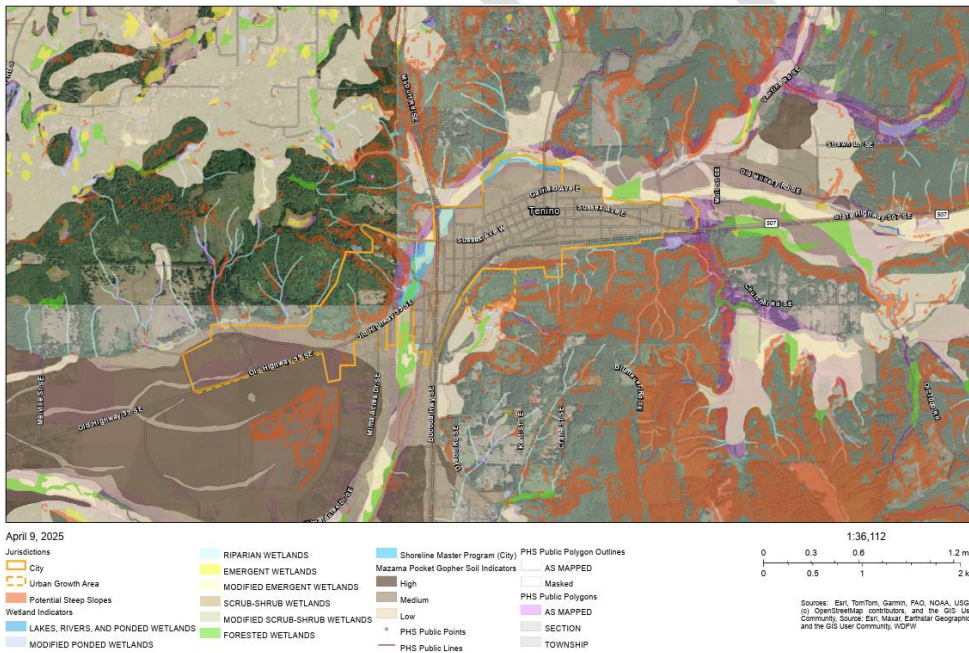
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Chapter 2. Natural Resources

The City of Tenino is situated in a valley nestled amongst the hills of South Thurston County. The floor of the valley, where the bulk of the community sits, is typified by flat land and highly porous prairie soils, while the slopes to the northern, southern, and western portions tend to have steeper grades typified by forests, wetlands and sandstone outcroppings. Wetlands and the majority of the priority habitat present in the community are located along Scatter Creek. Recent westward expansion of the community has included a swath of land that acts as critical habitat for the Taylor's checkerspot butterfly and the Mazama pocket gopher. This chapter presents these known environmentally sensitive areas in Tenino as well as a framework for the community to retain the character of the surrounding natural environments.

Environmentally Sensitive Areas

Figure 5. Identified critical areas in Tenino



Source: Thurston Regional Planning Council

Environmentally sensitive or critical areas are located throughout Tenino including along Scatter Creek, the surrounding hillsides, and in the prairies of West Tenino. Critical areas, as defined in state law, include wetlands, critical aquifer recharge areas, frequently flooded areas, geologically hazardous areas, and fish and wildlife conservation areas. The Growth Management Act mandates local governments that plan

under RCW 36.70A.060, like Tenino, identify and adopt development regulations that protect critical areas from incompatible uses and development. When possible impacts to critical areas may occur, avoiding those impacts should be the first course of action. If impacts are unavoidable, then minimizing those impacts and mitigating them is essential. This is known as mitigation sequencing and is a tool that can be used to protect critical areas from incompatible uses and development. Where avoiding and minimizing impacts is possible but are limited by zoning requirements (such as required front, side and rear yard setbacks), the City should encourage reasonable reductions in the zoning requirements to help preserve critical areas.

The five maps found at the end of this chapter and discussed throughout show many of the areas of Tenino identified as potential critical areas. These maps are for informational purposes only and are intended to alert the development community, appraisers, and current or prospective property owners about the possible presence of critical areas on a site. The presence of a critical area on these maps is sufficient foundation for the City to require an analysis of the area prior to the acceptance of a development application for review. Fish and wildlife conservation areas are presented with State Priority Habitat and Species data, as well as on federal Endangered Species listings. Due to the changing nature of these listings and habitat and species priorities, a map of known conservation areas is not included as part of this chapter.

Groundwater and Critical Aquifer Recharge Areas

An extreme critical aquifer recharge area underlies the majority of the flat portion of the City of Tenino (see Map NR-1). Characteristics of this aquifer recharge area are:

- **Porous Soils with No Confining Layer.** Soils are exceptionally porous and pollutants can easily enter the underlying groundwater as a result. Because the City relies on groundwater from an unconfined aquifer as its only source of potable water and the well depth is relatively shallow, protection of this aquifer from potential pollutants is particularly important.
- **Small Contributing Watershed Upstream of the Water Source.** Scatter Creek's watershed upstream from municipal wells is relatively small in area and offers a limited recharge capability for groundwater supplies. Capturing or slowing water upstream from the community's wells may be accomplished through wetland preservation and construction and will ensure that drinking water supplies are recharged. This is essential, especially during the dry summer months. Wetland preservation and creation will also contribute to in-stream flows in Scatter Creek, improving the quality of water and riparian habitat.

Frequently Flooded Areas

Frequently flooded areas, or areas that often experience surface or groundwater flooding, are primarily located near Scatter Creek and in Tenino City Park. Scatter Creek often experiences low flows in the summer months but floods in winter; surrounding land has been defined as a floodplain as a result (see Map NR-2). Areas of localized flooding and high groundwater hazards also occur as a result of winter storms. Key areas that experience local flooding include the Tenino City Park and the Huston Street area and known high groundwater areas, as documented during the 1997 flood. These areas are also shown on Map NR-2.

Wetlands

Wetlands in and around Tenino are located primarily along Scatter Creek, south of the Yelm-Tenino Trail in City Park, and on lands near the park (see Map NR-3). In their natural state, these wetlands perform a

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number of functions that are difficult, costly, and sometimes impossible to replace. Wetlands in Tenino:

- Provide erosion and sediment control.
- Stabilize streambanks, floodplains, and shorelines as a result of the extensive root systems of wetland vegetation.
- Improve water quality by decreasing the velocity of water flow as well as physically intercepting and filtering waterborne sediments, excess nutrients, heavy metals, and other pollutants.
- Provide food, shelter and essential breeding, spawning, nesting and wintering habitats for fish and wildlife, including migratory birds, anadromous fish, and other species.
- Store and slowly release stormwater.

Fish and Wildlife Conservation Areas

Fish and wildlife conservation areas protected under the Growth Management Act are primarily located along Scatter Creek and in West Tenino. High quality habitat is also adjacent to Tenino City Park due to the nearby forest and Creekside Conservancy lands. Known fish and wildlife priority habitat and species areas are documented on the Washington Department of Fish and Wildlife's website and in Washington State's Priority Habitat and Species data. Existing protected and priority species known to be present in Tenino include the Mazama pocket gopher (a species listed as threatened under the Endangered Species Act) in West Tenino and coho salmon and cutthroat trout in Scatter Creek.

Populations of the Taylor's checkerspot butterfly (a federal endangered species) and the mardon skipper butterfly (a state endangered species) also historically existed in the western portion of the community.

No populations of Taylor's checkerspot are currently known to exist in the area (though the land has been designated as critical habitat to recover the species), and the present status of the mardon skipper in Tenino is unknown. Protected and priority species are shown in Table 2.1.

Table 2.1: Existing Protected and Priority Species in Tenino				
Species	Occurrence	Critical Habitat	Listing Status	
			Federal	State
Fish				
Coho Salmon	X		--	--
Cutthroat Trout	X		--	--
Insects				
Taylor's Checkerspot Butterfly	X (Historic)	X	Endangered	Endangered
Mardon Skipper Butterfly	X		Candidate Species	Endangered
Mammals				
Mazama Pocket Gopher	X	X	Threatened	Threatened

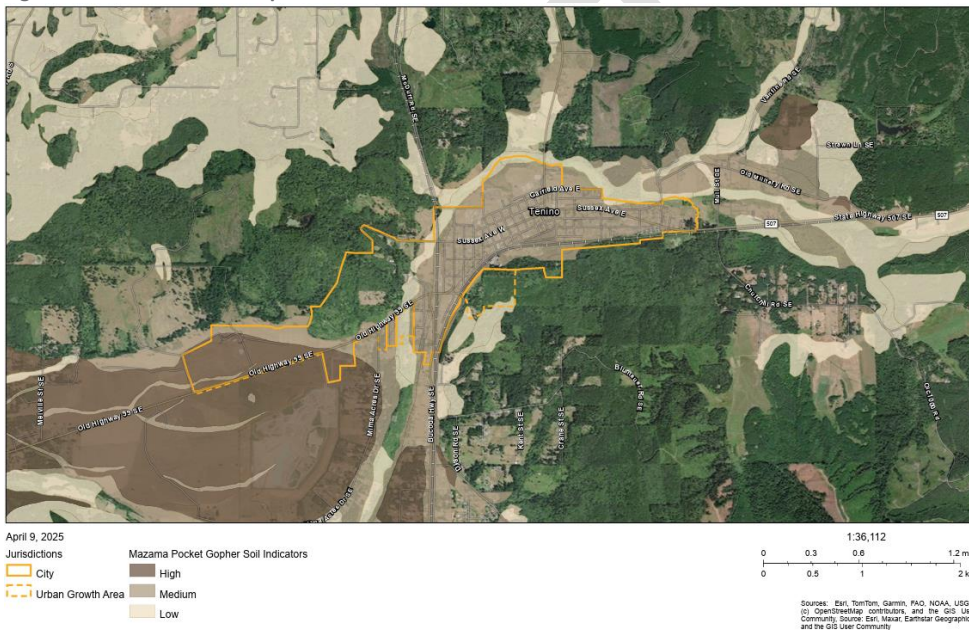
Key habitats in the community include prairie lands designated as critical habitat for the both the Mazama pocket gopher and Taylor's checkerspot butterfly, and state-designated Oregon White Oak priority habitat that primarily borders Scatter Creek. The functions and values of critical resources, including threatened

and endangered species and habitats, can be protected through a variety of strategies, including educating the public about the value of the resource or species; supporting community, non-profit, and governmental efforts to conserve the species or habitat; having a proactive permit review process, and ongoing code enforcement efforts.

Mazama Pocket Gopher

Much of West Tenino remains undeveloped due to high levels of Mazama Pocket Gopher activity and habitat. According to the U.S. Department of Fish and Wildlife, the name Mazama Pocket Gopher encompasses four subspecies that are only found in Thurston and south Pierce County, Washington. All four subspecies have been listed as threatened under the Endangered Species Act since April 2014. Their primary threat is degradation and loss of their habitat due to conversion of prairie land to agriculture, commercial and residential development.

Figure 6. Mazama Pocket Gopher Areas



Source: Thurston Regional Planning Council

Landslide and Erosion Hazards

Land with slopes of more than 40% are considered to have potential landslide or erosion hazards. Where these areas exist, potential hazards should be evaluated under the Tenino Critical Areas Ordinance to ensure development does not further contribute to a landslide or erosion hazard.

Open Space Framework

While natural areas surround the City of Tenino, the primary open space and habitat areas present in the community are associated with Tenino City Park and the adjacent Creekside Conservancy properties, Scatter Creek and its surrounding riparian areas, and the prairie lands in West Tenino. Map NR-5 illustrates these open space and habitat areas as well as areas the Shoreline Master Program has jurisdiction over. Lands within 200 feet of the Ordinary High Water Mark or floodway of Scatter Creek, as well as any wetlands associated with the creek, are subject to the Tenino Shoreline Master Program. Shoreline areas contain key habitat for fish and the bulk of the community's wetlands.

Goals, Policies, and Actions

In reviewing each of the critical areas, Tenino has identified the following goals and policies to protect and maintain environmentally sensitive areas; protect groundwater and critical aquifer recharge areas; help defend the community from frequently flooded areas; preserve and protect wetland functions; conserve habitat for fish and wildlife; protect the public from landslide and erosion hazards; and maintain open space corridors. Additional goals and policies for development along Scatter Creek are presented in the Shoreline Master Program for Tenino (adopted herein by reference).

Goal NR 1: Natural resources and the environment are conserved.

- Policy NR 1.1** Seek to minimize impacts to critical areas. Unavoidable impacts should be mitigated.
- Policy NR 1.2** Ensure attributes, functions, and amenities of the natural environment are protected.
- Policy NR 1.3** Use Best Available Science in the creation of ordinances and other development regulations and in making land use decisions to protect the functions and values of critical areas.
- Policy NR 1.4** Where a development proposal is to be located within the boundary of one or more critical area, require site-specific analyses.
- Policy NR 1.5** Ensure all development (including clearing and grading) that could potentially impact a critical area is reviewed under the Tenino Critical Areas Ordinance.
- Policy NR 1.6** Require mitigation sequencing in the development of mitigation plans.

Goal NR 2: Land uses are compatible with topography, geology, underlying soils, surface water, ground water, frequently flooded areas, wetlands, and other geological or biological factors.

- Policy NR 2.1** Protect members of the public and community resources and facilities from injury, loss of life, or property damage due to landslides and steep slope failures, erosion, seismic events, volcanic eruptions, and flooding.
- Policy NR 2.2** Encourage the use of native plantings to help prevent erosion and other environmental impacts during and after construction.
- Policy NR 2.3** Identify and protect any fish and wildlife habitat areas with which endangered, threatened, or sensitive species have a primary association.

Policy NR 2.4 Identify and consider the impact of new development activities on wildlife habitats containing species of local importance, naturally occurring ponds, waters of the state, and lakes, ponds, streams or rivers planted with game fish by a governmental agency or tribal entity.

Policy NR 2.5 Adopt Thurston County's Shorelines Master Program goals and policies by reference, as part of this Comprehensive Plan and include subsequent amendments

Commented [MP4]: Taken from County-wide Planning Policies

Goal NR 3: Tenino maintains a high quality of drinking water with minimal contaminants and limited need to treat the water.

Policy NR 3.1 Continue to monitor the quality of the drinking water to understand if and when potential contamination occurs.

Policy NR 3.2 Clarify the extent of the wellhead protection area and continue to review projects in accordance with wellhead protection standards.

Policy NR 3.4 Incorporate flood plain considerations and flood damage protection measures in the location, design, and construction of new development including public facilities, utilities and other public improvements, where appropriate.

Policy NR 3.5 Promote the preservation, restoration, and expansion of wetlands to aid in water filtration and recharge capabilities.

Policy NR 3.6 Encourage the infiltration of water into the soil near where it falls to help replenish the aquifer.

Policy NR 3.7 Continue to adopt and enforce standards and policies that limit unnecessary impervious surfaces, especially in critical aquifer recharge areas.

Goal NR 4: Development in geologically hazardous areas is consistent with maintaining public health and safety.

Commented [MP5]: Similar to CW Goals/Policies

Policy NR 4.1 Identify potential geologically hazardous areas and require engineering, architectural or geo-technical investigations and certifications be made prior to approval of development permits or authorizations to proceed.

Policy NR 4.2 Adopt standards governing excavation and grading.

Policy NR 4.3 Consider soil instability, slopes, shrink/swell potential and other limitations for building and road construction in the processing of development applications.

Policy NR 4.4 Adopt standards for the restoration and protection of critical areas impacted by excavation and surface disturbance.

Policy NR 4.5 Adopt standards for relating lot area and density of development to the degree of slope and soil capability.

Policy NR 4.6 Require revegetation and restoration of hillsides disturbed during development activities, consistent with the best available science.

Goal NR 5: Public property, private property, and natural resources are protected from losses associated with flooding.

- Policy NR 5.1** Minimize development within the Tenino floodplain and known high groundwater hazard areas.
- Policy NR 5.2** Preserve the size and function of natural water storage areas, including wetlands, along Scatter Creek especially upstream from the City's wells.
- Policy NR 5.3** Maintain flood standards, including building, mechanical and other codes, that are consistent with most recent FEMA standards and utilize best available science for floodplain construction practices.
- Policy NR 5.4** Incorporate floodplain considerations and flood damage protection measures in the location, design, and construction of new development including public and infrastructure projects.
- Policy NR 5.5** Develop a comprehensive stormwater management plan to better understand how stormwater flows through the community.
- Policy NR 5.6** Consider adopting standards to assist in the review of stormwater treatment for construction projects.

Goal NR 6: No net loss in the function and values of wetlands in Tenino.

- Policy NR 6.1** Make standards for wetland protection easy to understand and consistent with best available science.
- Policy NR 6.2** Where a wetland may be impacted, require developers/property owners to perform a wetland delineation and to mitigate wetland impacts that will occur as a result of the development proposal.
- Policy NR 6.3** Promote the clustering of homes away from wetlands.

Goal NR 7: Protect and enhance critical resources and habitats.

- Policy NR 7.1** Use best available science in preserving and enhancing resources for anadromous fish and other local endangered, threatened or sensitive species.
- Policy NR 7.2** Monitor state and federal discussions regarding endangered, threatened, and protected species and habitats.
- Policy NR 7.3** Take proactive steps to protect species and prepare for limitations on development associated with their protection.
- Policy NR 7.4** Require a habitat assessment to evaluate potential impacts to endangered, threatened or priority species as a result of any future development in West Tenino.
- Policy NR 7.5** Prohibit habitat fragmentation wherever possible and practical, and encourage clustered development patterns.

Goal NR 8: Significant open space in Tenino is preserved and will always be part of the City.

- Policy NR 8.1** Work with non-profits, governmental agencies and other interested parties to preserve natural lands within Tenino.
- Policy NR 8.2** Partner with adjacent land owners to best preserve natural lands around Tenino City Park.
- Policy NR 8.3** Strive to appropriately manage habitat and the growth of any invasive species within the park, given limited available City maintenance budgets.
- Policy NR 8.4** Improve connections between Tenino City Park and adjacent properties through better signage and trails.
- Policy NR 8.5** Improve and maintain the health of Scatter Creek. Consider using the Shoreline Master Program's restoration plan to identify potential habitat restoration projects.
- Policy NR 8.6** Strive to create a trail adjacent to the creek or riparian areas near the creek. Require the construction of the trail as part of future developments to create an amenity for residents.

Goal NR 9: Tenino's scenic hillsides are protected.

- Policy NR 9.1** Encourage hillside developments to preserve trees.
- Policy NR 9.2** Consider developing standards for preserving treed skylines on Tenino's hills.



Chapter 3. Housing

In 2024, Tenino adopted a Housing Action Plan (HAP) with support from the Washington State Department of Commerce, under House Bill 1923 which was enacted to encourage cities which plan under the Growth Management Act (GMA) to complete specific actions that can increase housing options and support housing affordability.

The HAP was an optional early step to gather data and community input that saved the city time and effort in preparing the State-mandated major periodic update of the Tenino Comprehensive Plan.

Tenino has a mix of housing types that have been built throughout the history of the community. During the next 20 years, it is estimated that the number of housing units in Tenino increase by just under 50% (see Figure 3.1 below). To evaluate housing needs and goals over the 20-year planning period, the community conducted an inventory of existing housing conditions as part of the 2016-2036 Comprehensive Plan update; findings of the inventory are presented below, and additional information is provided in Appendix B, Housing Types.

Figure 7. Tenino Housing Forecast



Source: 2024 Thurston Regional Planning Council

The HAP provided a variety of community-led initiatives that encourage the provision of housing at process attainable to all residents, now and in the future. The Objectives listed below were developed through outreach efforts and the results of the housing needs assessment. The objectives drive the recommended actions and strategies. The strategies proposed in this plan aim to address six overall objectives for housing in Tenino based on primary housing needs and outreach. These objectives are:

- Increase the supply and variety of housing to serve identified housing needs.
- Reduce displacement of low-income residents resulting from redevelopment.
- Ensure opportunities for housing affordability are provided for residents at all income levels.
- Create opportunities for accessible housing for residents, especially low- and moderate-income households.

- Encourage development of a variety of housing types to create diversity in the community.
- Accommodate moderate-density options within urban growth areas and the city.

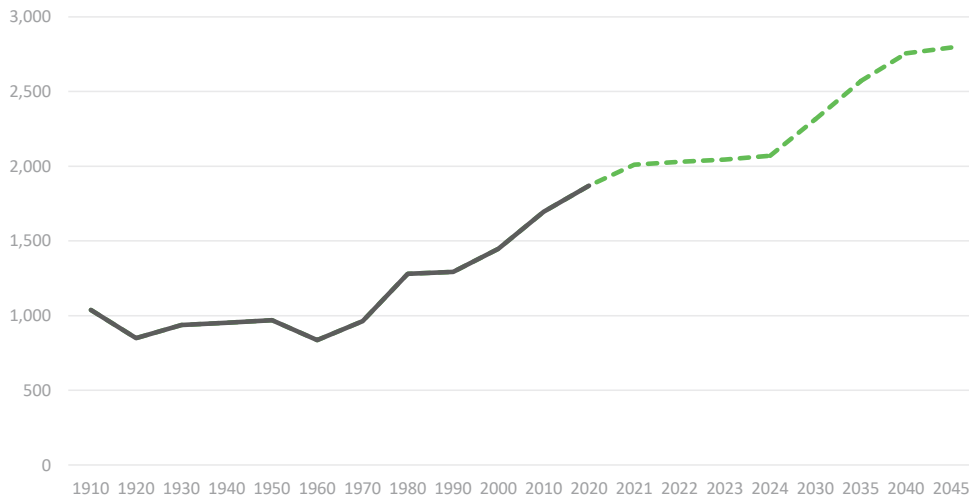
Housing Needs Assessment

Community Profile

The Community Profile discusses Tenino's current and future population and the age, race, and ethnicity of residents. It also discusses the size, income, and characteristics of the City's households, as well as households with specific needs and risks including cost-burdened households. These demographic and household characteristics provide background and context for the types of housing required to better serve all Tenino's current and future residents.

Population and Demographics

Figure 8. Tenino Historic and Future Population (1910-2045)



Source: 2024 Thurston Regional Planning Council, Office of Financial Management (OFM)

Tenino has a rapidly growing population.

The city's population is expected to increase by more than 25% by 2045 with an estimated population growth to around 2,790 residents. Population projections are based on additional housing units that have been or are projected to be permitted within the next 20 years.

Occupancy

Table 3.1 outlines the tenure of housing units in Tenino at the 2010 Census. Table 3.2 identifies the occupancy status of dwellings based on the age of the householder. 68.6% of the occupied housing units in Tenino were owner-occupied. Rentals accounted for approximately one third of the occupied homes in Tenino and provided an important housing option for younger individuals and families. Rentals represented 57.1% of the housing units for individuals aged 15 to 25 and 38.6% of the units for individuals aged 25 to 34. Older householders tended to own their homes.

Table 2. Housing Tenure of Units in Tenino

Type of Housing	Total	Proportion
Occupied Housing Units	749	96.0%
Owner-occupied	491	62.9%
Renter-occupied	258	33.1%
Vacant Housing Unit	26	3.33%
Total Housing Units	780	

Source: American Community Survey, S2502, 2023

Table 3. Owner and Renter-occupied Housing

Age of Householder	Occupancy Status (Total)		Occupancy Status (Proportion of Age Group)	
	Owner	Renter	Owner	Renter
Under 35	91	80	53.2%	46.8%
35 to 44	137	35	79.7%	20.3%
45 to 54	103	49	67.8%	32.2%
55 to 64	77	58	57.0%	43.0%
65 to 74	55	19	74.3%	25.7%
75 to 84	25	3	89.3%	10.7%
85 and over	3	14	17.6%	82.4%
Total	474	217	65.6%	34.45%

Source: American Community Survey, S2502, 2023

Family Type

Approximately 34% of the families in Tenino had children in the home (see Table 3.3 below), a rate significantly higher than Thurston County as a whole (27%). Nonfamily households – households composed of a single individual or a group of unrelated individuals – accounted for a lower proportion of households than the larger County. Nonfamily households are anticipated to grow in Tenino over the next 20 years, consistent with trends the County has seen since 1970.

Table 4. Households by Family Type in Tenino

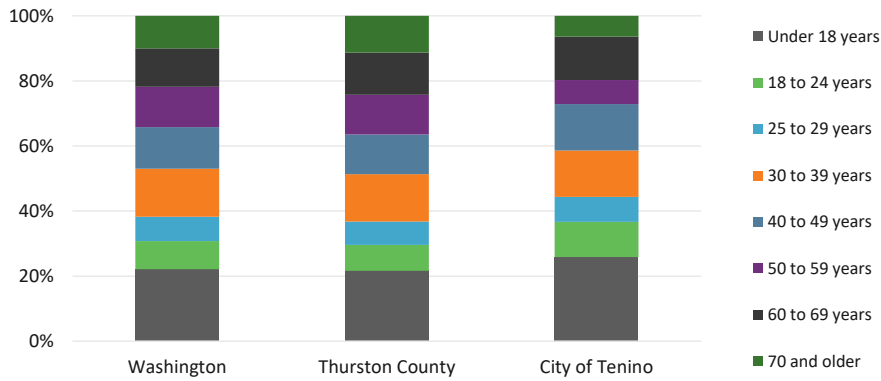
	Tenino			Thurston County		
	All	Renter-occupied	Owner-occupied	All	Renter-occupied	Owner-occupied
Total Households	749	34%	66%	117,172	32%	68%
Married-couple family	363	9%	91%	59,401	17%	83%
W/Own Children under 18	153	7%	93%	22,373	21%	79%
No Own Children under 18	210	10%	90%	37,028	14%	86%
Male or female householder, no spouse present	162	40%	60%	17,218	42%	58%
W/Own Children under 18	101	44%	56%	8,962	54%	46%
No Own Children under 18	51	39%	61%	8,256	28%	72%
Nonfamily	234	69%	31%	40,553	51%	49%

Source: American Community Survey, B25115, 2023

The city's population skews younger than the countywide average.

The population of Tenino is slightly younger than Thurston County or Statewide demographics. Just under 45% of the population is below 29 years of age. Tenino also has a smaller percentage of individuals 50 years or older, with 27% of the population compared to the County and State, at 36% and 34% respectively. Reflected in Figure 2, the city sees a higher number of families looking for a tight-knit community with close recreational opportunities.

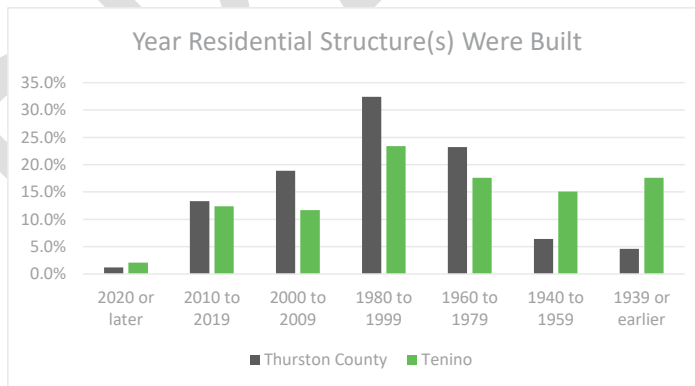
Figure 2. Regional Comparison of Children in Households by Age-range (2021)



Source: American Community Survey

Housing Age And Quality

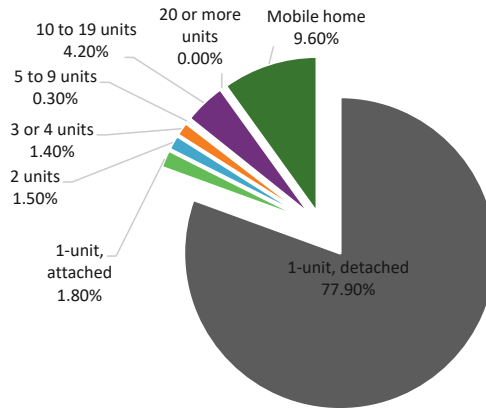
Table 3.4 lists the year of home construction for dwellings in Tenino. According to the Thurston County Assessor, nearly 33% of the homes in Tenino (with known or estimated construction dates) were built before 1960. The majority of these homes are located near the historic downtown in the Hodgden's Addition and Snyder and Stevens Addition plats (see Map HS-1 and Table 3.4). Acknowledging the age of many of the structures in the community, the City of Tenino considers home restoration a key priority.



Source: American Community Survey, S2504, 2023

The housing stock is comprised primarily of single-family detached homes.

Tenino's housing stock is comprised primarily of single-family homes, as shown in Figure 1, making up more than 78% of the total stock. A majority of the remaining 22% are mobile homes and apartment buildings with 10 or more units along with a smaller share of duplexes, triplexes, and quadplexes. This housing mix reflects the growth of the single-individual and family-oriented population and its demand on the housing market.



Much of the housing stock in Tenino is more than 50 years old.

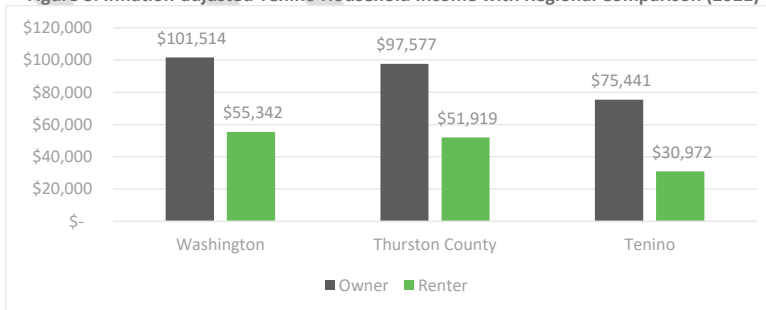
The housing in Tenino is largely considered historic (more than 50 years old) with a mix of more recently constructed homes, as explained in the HNA. Just under 63% of the buildings in Tenino were built more than 50 years ago. While older buildings may contain lead paint and present ongoing maintenance problems, they can also provide a source of naturally occurring affordable housing units. The city's housing stock has not developed in the same capacity as compared to the region, this is likely because Tenino has a preference to keep and revitalize historic structures rather than redevelop.

Housing Affordability

The Median Household Income (MHI) in Tenino is \$55,202.

In Tenino, the Median Household Income (MHI) has not kept pace with the region, rising only 20% between 2010 and 2021, to \$55,202, when adjusted for inflation. While this is smaller than regionally, the MHI in Tenino fluctuates greatly with any variance in households.

Figure 3. Inflation-adjusted Tenino Household Income with Regional Comparison (2021)



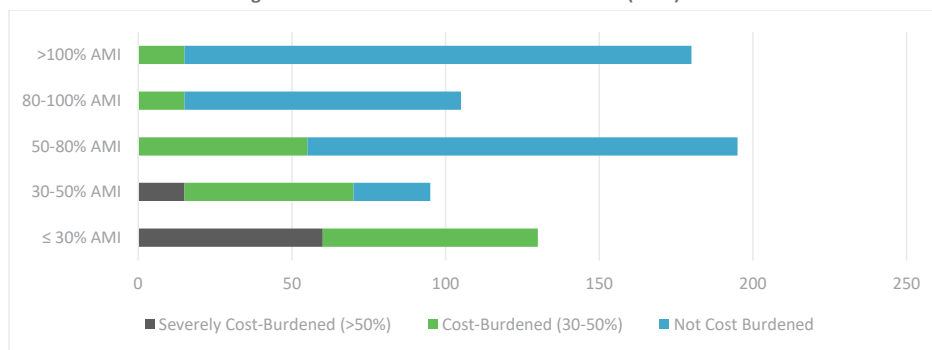
Source: City of Tenino Housing Needs Assessment (2023)

Analysis of the housing prices, values, and supply indicate that Tenino's residents face an issue of housing availability and affordability.

Over 10% of Tenino's Households spend more than 30% of their income on housing.

Figure 4 shows that Tenino's most cost-burdened households are also those earning the lowest incomes. The majority of households earning less than 30% AMI are also severely cost-burdened. Overall, nearly 11% of Tenino's households are severely cost-burdened. Those residents fall in the lower end of the income spectrum, and they are typically renters, rather than homeowners. Cost-burdened residents can face difficult choices between prioritizing whether money is spent on housing and other household needs, or on food, clothing, transportation, and medical care, in addition to housing instability.

Figure 4. Cost Burdened Households in Tenino (2019)

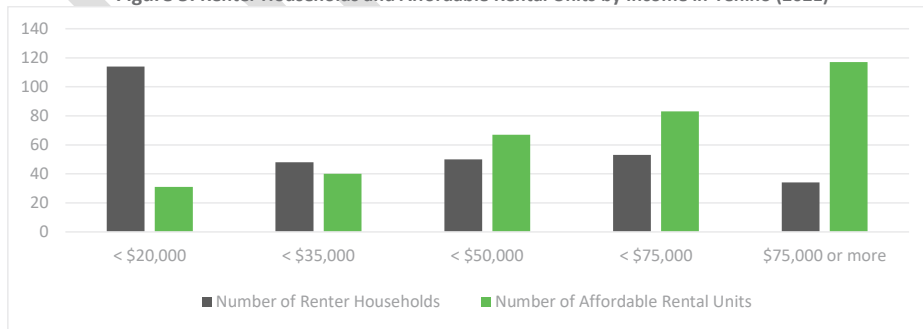


Source: HUD Comprehensive Housing Affordability Strategy (CHAS)

Future Housing Needs by Income

The housing market is typically thought of as two pieces: the rental market and the sales market. While there is overlap in household income levels between these two markets, affordable rental units and lower prices are always in demand.

Figure 5. Renter Households and Affordable Rental Units by Income in Tenino (2021)

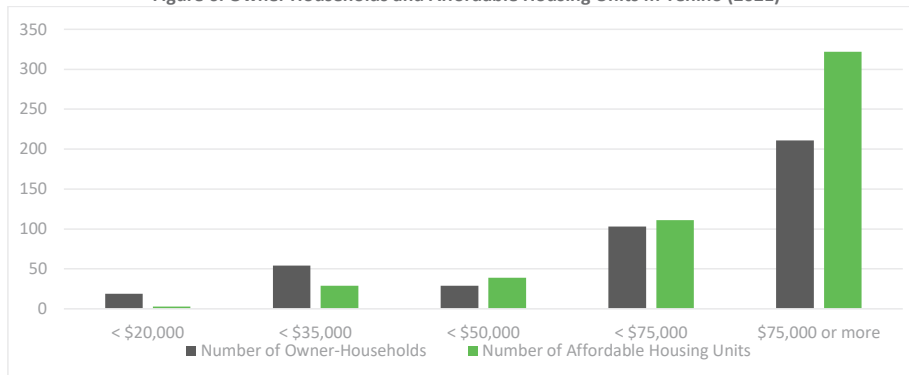


Source: City of Tenino Housing Needs Assessment (2023)

This same idea is reflected in the data in Figure 5 and Figure 6, where households making less than \$50,000 in annual income have a higher burden of cost due to lack of available affordable housing choices. The data shown below can help to better clarify where the City's housing supply needs a boost. In this case, the gap

between number of renters and number of affordable units would benefit from an increased supply of lower priced units. This may take the form of subsidized housing or rental assistance programs.

Figure 6. Owner Households and Affordable Housing Units in Tenino (2021)



Source: City of Tenino Housing Needs Assessment (2023)

Table 5 below shows a projection of the number of housing units required by income if the percentage of housing units per income were consistent through 2030, 2040, and 2045. With the information gleaned from Figures 5 and 6, it can be ascertained that the households making under \$50,000 annually, or under 48% of the Area Median Income, are in need of additional available units and that the percentage of housing units available to extremely low-, very low-, and low-income households should be increased.

Table 5. Estimated Housing Units Required in Tenino by Income (2030 - 2045)

		2021	2030	2040	2045
% of Area Median Income	Total Housing Units	772	1,001	1,082	1,091
	Occupied Housing Units	725	953	1,029	1,038
Less than 19%	Less than \$20,000	18.3%	174	188	190
19% to 34%	\$20,000 to \$34,999	14.1%	134	145	146
34% to 48%	\$35,000 to \$49,999	10.9%	104	112	113
48% to 72%	\$50,000 to \$74,999	21.5%	205	221	223
72% or more	\$75,000 or more	33.8%	322	348	351
0%	Zero or negative income	1.4%	13	14	15

Source: 2021 American Community Survey 5-Year Estimates Table S2503, Thurston Regional Planning Council

Housing Units Needed to Accommodate Projected Population

Thurston County and the City of Tenino expect a population growth to 2,790 residents within city limits by 2045, as discussed in the Historic and Future Populations, previously. Using this projection, and ACS population data from 2021, the projection would account for an additional 832 residents over the course of twenty-four years. This projection can be used to estimate the number of housing units that will be needed in Tenino by 2045, as shown below.

Table 6. Estimated New Housing Units Required in Tenino (2021, 2045)

	2021 Estimates	2045 Projection

Tenino Comprehensive Plan 2025-2045

38

Population	1,870	2,790
People Per Household	2.53	2.53
Households	725	1068
(5% Vacancy Rate)	-	53
Total Housing Units	772	1,168
New Housing Units Required	-	396

Source: 2023 Tenino Housing Action Plan

Another way of breaking down the housing unit projections is by type of structure. Table 10 represents the projections of housing unit needs if the City chose to keep the statistical proportions of 2021. Just over 65% of the City's housing units were 1-unit, detached (also known as Single Family residences (SFR)). If the same ratio is applied to growth by 2045, there would be a projected need of 712 SFRs by 2045 (an additional 208 units). The City's current zoning requirements use lot size area minimums and regulate residential density by site area and availability of utilities (such as sewer and water).

Table 7. Estimated Housing Units Required in Tenino by Type (2030-2045)

Units in Structure	2021		2030	2040	2045
Total Housing Units	772	%	1002	1082	1091
1-unit, detached	504	65.3%	654	707	712
1-unit, attached	5	0.6%	6	6	7
2 units	68	8.8%	88	95	96
3 or 4 units	11	1.4%	14	15	15
5 to 9 units	3	0.4%	4	4	4
10 to 19 units	108	14.0%	140	151	153
20 or more units	0	0.0%	0	0	0
Mobile home	70	9.1%	91	98	99
Boat, RV, van, etc.	3	0.4%	4	4	4

Source: 2021 American Community Survey 5-Year Estimates Table DP04

This analysis does not consider other potential changes in the housing stock, particularly loss of housing stock due to age or poor condition, which could increase the number of new units required. The City's average permit intake for housing units has fluctuated greatly over the last decade due to fluctuating need for multi-family structures. Though in recent years (aside from 2020, due to the onset of the COVID-19 pandemic) the overall number of permits has increased, the city will still likely see fluctuation based on demand from the increased population.

Goals, Policies, And Actions.

Goal HS 1: Encourage a variety of housing types, densities, and a range of affordable housing

Commented [MP6]: Taken from HNA, Same as Goal HS 1

Policy HS 1.1 Ensure that an adequate supply of land is zoned for a variety of housing types and budgets by periodically inventorying existing conditions and reviewing and amending the Comprehensive Plan and zoning code.

Action: Allow accessory dwelling units (ADUs) in all residential zones.

Action: Allow more housing types in commercial zones.

Action: Strategically allow live/work units in nonresidential zones.

Action: Allow single-room occupancy (SRO) housing in all multifamily zones.

Action: Mix market rate and low-income housing to avoid creating areas of concentrated low-income housing.

Action: Increase the types of housing allowed in low-density residential zones (duplexes, triplexes, small houses on small lots.).

Policy HS 1.2 Encourage new larger residential developments to include a mix of housing types.

Policy HS 1.3 Ensure that zoning requirements do not hinder new developments intended for elderly residents or individuals subject to the Fair Housing Act.

Action: Monitor state laws regarding housing and ensure these laws are addressed in local regulations.

Action: As part of comprehensive plan and development code changes, include an evaluation of the impact such changes will have on housing affordability, especially for low-income households.

Commented [MP7]: Changed from Policy to Action
Policy HS 1.4

Policy HS 1.4 Cooperate with public and private housing agencies to promote a fair and equitable distribution of housing for all income groups throughout the region.

Goal HS 2: The structural and aesthetic integrity of the existing housing stock is preserved and enhanced.

Policy HS 2.1 Actively review building permits for home remodels and enforce life- safety requirements of the City's regulations.

Action: Coordinate with the Thurston County Housing Authority and other agencies for funding and administration of home rehabilitation and construction.

Policy HS 2.2 Participate in federal, state, and regional rehabilitation programs and actively pursue Community Development Block Grant (CDBG) monies and other funding sources to rehabilitate the existing housing stock.

Policy HS 2.3 Maintain information about and connections to housing agencies and services to assist property owners and renters in the rehabilitation of the existing housing stock.

Policy HS 2.4 Promote adequate maintenance of the existing housing stock as a means of preserving more affordable housing options for individuals and families.

Goal HS 3: Utilize outside funding or assistance resources to pursue housing goals.

Policy HS 3.1 Partner with low-income housing developers (such as Habitat for Humanity, HomesFirst) to expand homeownership opportunities.

Action: Identify and develop partnerships with organizations that provide or support low-income, workforce, and senior housing as well as other populations with unique housing needs.

Action: Use Community Development Block Grant (CDBG), Section 108 loans and other federal resources for affordable housing.

Policy HS 3.2 Encourage local community groups, churches, and businesses to provide voluntary assistance with maintaining existing structures for the elderly, low-income, and those with special needs.

Policy HS 3.3 Encourage the Housing Authority of Thurston County to take greater advantage of State and Federal housing grants and tax incentives.

Goal HS 4: Housing is available for households at all income levels.

Policy HS 4.1 Add more permanent Supportive Housing

Action: Define income-restricted housing as a different use from other forms of housing in the zoning code.

Action: Monitor the need for special housing and increase opportunities for such housing.

Policy HS 4.2 Explore barriers and policies that can increase access to housing for formally incarcerated individuals.

Policy HS 4.3 Encourage public, private, and non-profit associations and joint public-private partnerships to build low- to moderate- income housing.

Policy HS 4.4 Evaluate local development standards and regulations for their effects on housing costs, and modify development regulations that unnecessarily add to the price of homes.

Action: Offer density bonuses for low-income housing.

Action: Offer developers density and/or height incentives for desired unit types.

Action: Review fees/regulations to identify housing cost reductions.

Policy HS 4.5 Facilitate home ownership by low- and moderate-income families through federal, state and local programs.

Action: Discuss lower hook-up fees and other incentives for low-income affordable housing.

Action: Conduct education and outreach around city programs that support affordable housing.

Policy HS 4.6 Indirect costs associated with living in Tenino are minimized.

Action: Promote alternative means of transportation to help reduce the number of cost-burdened households in Tenino.

Action: Find ways to reduce sewer rates whenever possible without jeopardizing the maintenance and operation of the wastewater treatment system.

Goal HS 5: Increase accessibility throughout urban and transit corridors

Policy HS 5.1 Reduce parking requirements for residential uses, including for multifamily developments near frequent transit routes.

Policy HS 5.2 Lower transportation impact fees for multifamily developments near frequent transit service routes.

Policy HS 5.3 Develop partnership with InterCity Transit to expand bus routes to additional areas of the city.

Policy HS 5.4 Expand the multifamily tax exemption to make it available in all transit corridors.

Goal HS 6: Increase housing diversity and supply within urban growth areas to reduce greenhouse gas emissions and support environmental justice.

Policy HS 6.1 Increase or remove density limits in areas well-served by transit and other services within the urban growth area.

Policy HS 6.2 Allow middle housing types, such as duplexes, triplexes, and ADUs, on all residential lots.

Policy HS 6.3 Plan for and invest in capital facilities to accommodate infill development.

Policy HS 6.4 Maintain a stable urban growth area to reduce development pressure on rural and resource lands.

Goal HS 7: New multifamily, middle housing, and attached housing units are constructed near downtown and add vitality to the downtown historic district

Policy HS 7.1 Ensure that sufficient lands are zoned to accommodate additional housing units near the downtown, and the zoning code does not unnecessarily limit the development of multifamily, middle housing, or attached housing types or accessory dwelling units.

Policy HS 7.2 Encourage landowners and developers to consider the construction of multifamily housing, middle housing, or options such as townhomes near downtown.

Policy HS 7.3 Ensure that multifamily housing projects located in high-priority areas for pedestrian activity are sited such that the building is located near the street and the parking is situated behind the structure.

Chapter 4. Economic Development

This Economic Development Element serves as Tenino's strategic policy guide for economic development over the next twenty years. It builds on an understanding of the city's current economic conditions and future potential, providing a framework for decision-making that aligns with the goals outlined in Tenino's vision statement.

The purpose of this element is to:

- Foster unity within the local business community
- Establish clear investment priorities
- Plan for a vibrant and sustainable economy
- Coordinate with existing plans and ongoing processes
- Promote, attract, and retain a diverse range of jobs and businesses to ensure a resilient employment base
- Celebrate and preserve Tenino's historical and cultural heritage

The Growth Management Act's (GMA) encourages jurisdictions to promote economic opportunity for all citizens, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the jurisdictions natural resources, public services, and public facilities.

Defining Economic Development

Economic development is the process of enhancing the economic well-being and overall quality of life for Tenino's residents. This is achieved through job creation and retention, support for local businesses, attraction of new investment, and improvements to public infrastructure and services.

In the context of a city like Tenino, effective economic development requires strategic planning and collaboration among the City, regional partners, businesses, and community stakeholders. Key focus areas include leveraging Tenino's unique local assets, revitalizing and promoting the downtown core, encouraging entrepreneurship, and ensuring access to workforce development, quality education, and affordable housing. Together, these efforts aim to build a strong, inclusive, and sustainable local economy.

Sustainable Economic Development

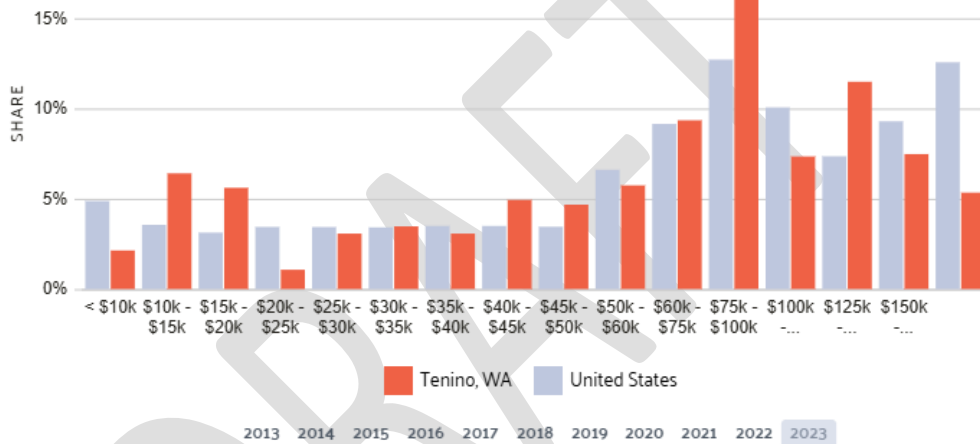
The City recognizes sustainable economic development as a critical priority for long-term community vitality. It is the City's policy to actively support and collaborate with the Thurston Economic Development Council, the Thurston Regional Planning Council, and local developers to expand and diversify economic opportunities. These efforts extend beyond the Tenino city limits and aim to promote regional prosperity throughout South Thurston County, wherever feasible.

Economic Conditions

Income and Wages

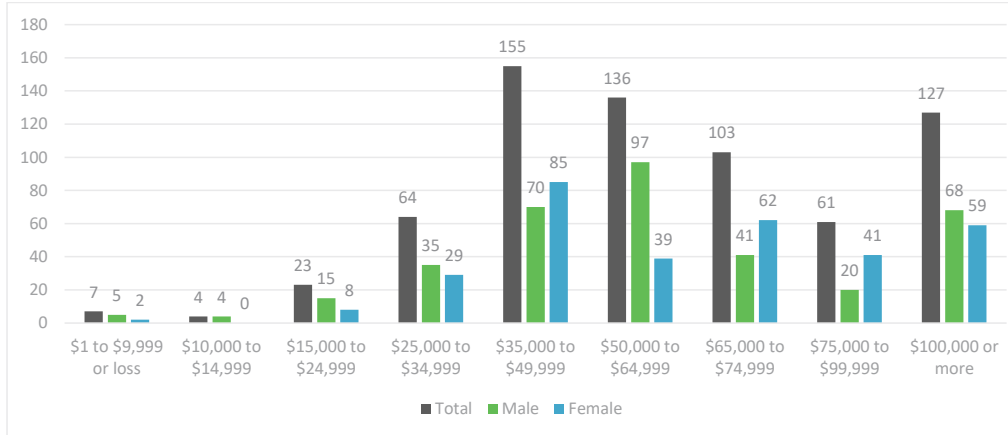
In 2023, the median household income in Tenino, WA rose to \$75,438, up from \$63,654 the previous year, based on data from 749 households. Figure 9, below, illustrates how these households are distributed across various income brackets compared to national averages, with the largest share falling within the \$75,000 to \$100,000 range.

Figure 9. Household Income in Tenino and United States (2023)



Source: The Census Bureau, ACS 5-year Estimate, Datausa.io

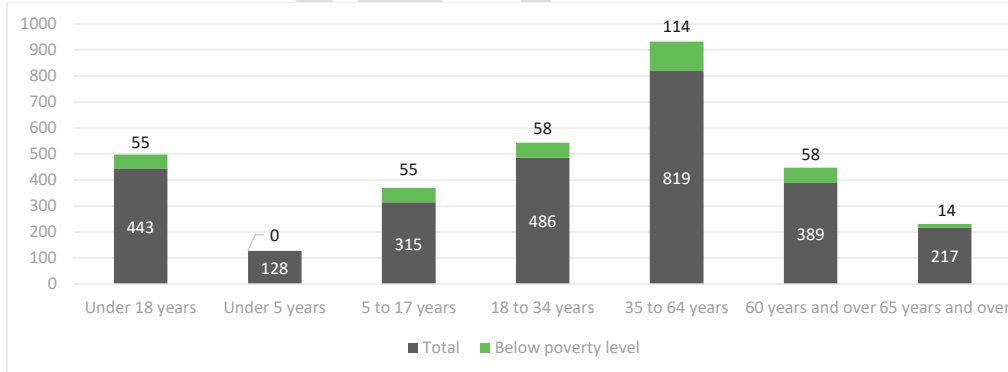
In 2023, the median earnings for individuals in Tenino, WA aged 16 and over with earnings stood at \$44,207, according to the U.S. Census Bureau's ACS 5-Year Estimates. Among full-time, year-round workers, 680 individuals were reported, with a notable gender gap in earnings. Male full-time workers had a median income of \$49,313, while female full-time workers earned a median of \$40,938. This reflects a difference of over \$8,000, highlighting a persistent disparity in wages between men and women in the community.

Figure 10. Full-time Worker Earnings

Source: The Census Bureau, ACS 5-year Estimate, S2001

Poverty and Unemployment

Out of 1,965 individuals in Tenino, WA for whom poverty status was determined, 241 were living below the poverty level in 2023—representing 12.3% of the population, according to the U.S. Census Bureau's ACS 5-Year Estimates. Among children under 18, the poverty rate was slightly higher at 12.4%, with 55 individuals affected. This data indicates that poverty in Tenino affects both the general population and children at similar rates, underscoring the need for continued support and resources aimed at low-income families in the community.

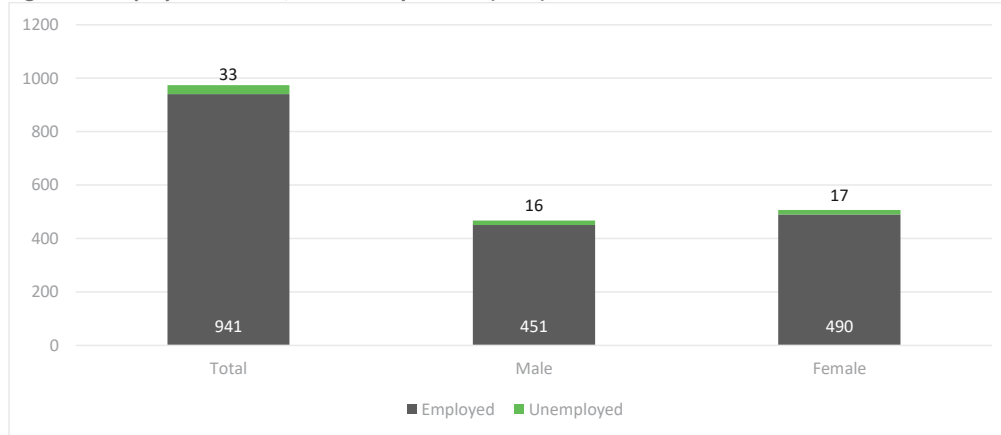
Figure 11. Population Distribution and Poverty Status (2023)

Source: The Census Bureau, ACS 5-year Estimate, S1701

According to Figure 12, approximately 974 individuals aged 16 years and over were identified as part of the civilian labor force in Tenino, WA. Of the 467 males in the labor force, 16 were reported as unemployed; none of these individuals were considered to be living below the poverty level. Among the 507 females in the labor

force, 17 were reported as unemployed, with approximately 47% of them classified as living below the poverty level.

Figure 12. Employment Status, Total and by Gender (2023)

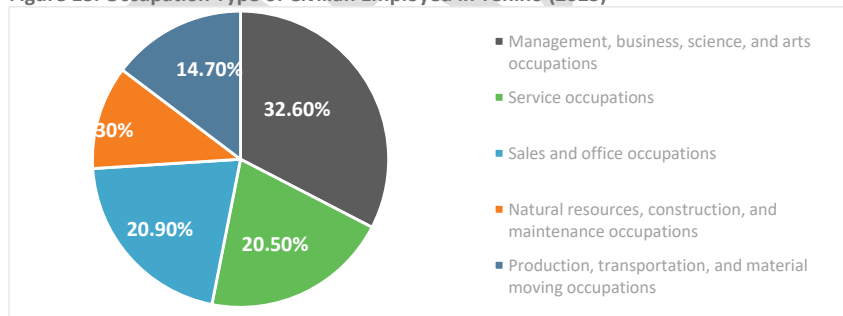


Source: The Census Bureau, ACS 5-year Estimate, S1701

Workforce Profile

As reflected in Figure 13, the largest occupational group among the employed population in Tenino falls within the Management, Business, Science, and Arts category, as classified by the U.S. Census Bureau. Individuals in this group are most commonly employed within the Elementary and Secondary Schools industry. The second and third most common occupational categories are Sales and Office Occupations (20.9%) and Service Occupations (20.5%), respectively.

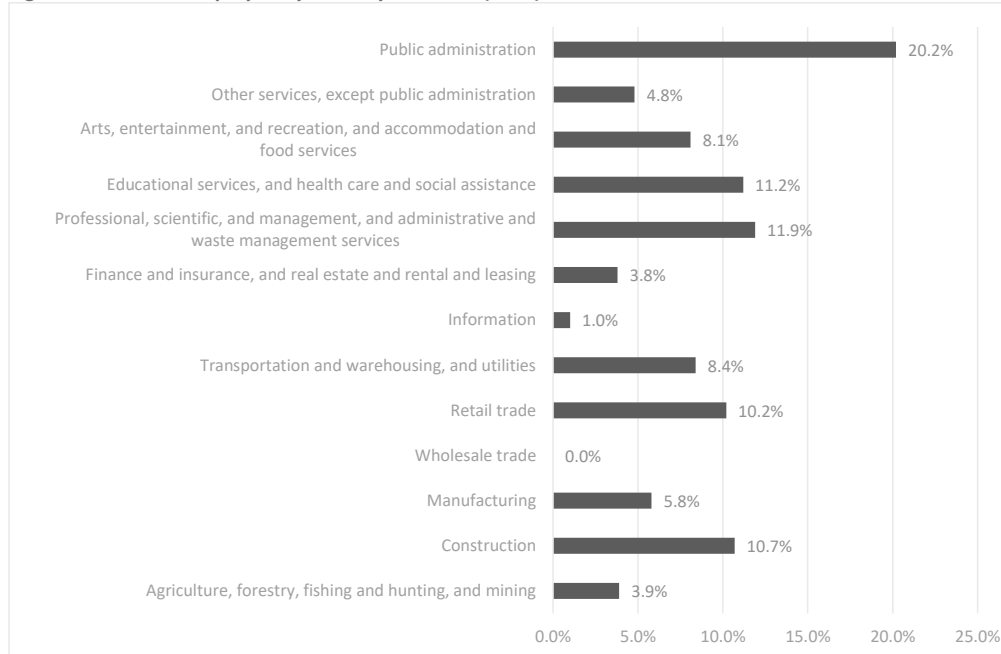
Figure 13. Occupation Type of Civilian Employed in Tenino (2023)



Source: The Census Bureau, ACS 5-year Estimate, DP03

Major Business Sectors

Figure 14. Civilians employed by Industry in Tenino (2023)



Source: The Census Bureau, ACS 5-year Estimate, DP03

The City of Tenino's largest share of industry employment is in Public Administration, accounting for 20.2% of the workforce. This is followed, at a significantly lower rate, by employment in Professional, Scientific, and Management Services, including Administrative and Waste Management Services (approximately 12%), and in Educational Services, Health Care, and Social Assistance (approximately 11%).

The City's Arts industry—comprising Arts, Entertainment, and Recreation, along with Accommodation and Food Services—accounts for a relatively modest 8.1% of overall employment. However, this figure does not fully reflect the broader impact and cultural significance of the arts and recreation sector in Tenino. The community is home to a rich and active arts scene that extends beyond traditional employment metrics, including local artists, artisans, and recreational opportunities that contribute significantly to the city's identity and vibrancy. As such, while the formal employment data may suggest a smaller industry presence, the arts and cultural sector in Tenino represents a far greater influence in terms of community value, visitor draw, and potential for future economic development.

Economic Development Resources

Bountiful Byways

Tenino has the honor of being along the 60-mile loop within Thurston County called the Thurston Bountiful Byway. This loop provides authentic agritourism experiences, outstanding scenery, friendly towns, and existing recreational adventures.

<https://www.experienceolympia.com/things-to-do/roadtrippers/thurston-bountiful-byway/>

Small Business Development Center (SBDC)

The Small Business Development Center (SBDC) is a program dedicated to promoting economic growth in the community. They provide confidential one-on-one consulting to assist with business start-ups, growth, loans, marketing, government contracting, technology, and more. They have resources that can assist to start, grow, and manage a business, and their services are at no cost.

The SBDC also offers low-cost training events and workshops that help strengthen business knowledge and immediately apply it to business plans.

<https://wsbdc.ecenterdirect.com/>

South Thurston Economic Development Initiative (STEDI)

The South Thurston Economic Development Initiative or STEDI is a consortium focused on long-range economic and community development in the rural areas of Thurston County. The Initiative connects the collective strengths and resources of participating South Thurston communities with strategic community partners to identify and implement efforts that will meet South Thurston's economic and community development goals.

The City of Tenino is a participating community, STEDI meets on the third Friday of every month at 8:00 AM via Zoom. Other strategic partners include the Confederated Tribes of the Chehalis Reservation, Community Foundation of South Puget Sound, Experience Olympia & Beyond, Nisqually Indian Tribe, among others.

<https://thurstonedc.com/stedi/>

Thurston EDC

The Thurston EDC and Center for Business Innovation was created in 1982, and has a mission to create a dynamic and sustainable economy that supports the values of the people who live and work in Thurston County. At their foundation they support through three main principles: Recruit, Retain, and Expand.

<https://thurstonedc.com/>

Thurston Investment Network (ThInk)

ThInk is a membership-based network. Through the Thurston Investment Network (ThInk), people with a desire to have a local component to their investment portfolio have an opportunity to connect with local business owners who need capital.

<https://thurstonedc.com/think/>

Grant Programs

Community Development Block Grant (CDBG)

Administered by the Department of Commerce. Cities and towns with less than 50,000 in population. Projects must primarily benefit low-moderate income persons. For housing rehabilitation, economic development, infrastructure, community facilities, planning, and public services projects.

<http://www.commerce.wa.gov/serving-communities/current-opportunities/community-development-block-grants/>

Community Economic Revitalization Board (CERB)

CERB provides local governments low-interest loans and some grants to help finance public facility projects needed for private sector expansion and job creation.

<http://www.commerce.wa.gov/building-infrastructure/community-economic-revitalization-board/>

Energy Saving Performance Contracting (ESPC)

Washington General Administration program that assists colleges, cities and towns, counties, school districts, hospital districts, library districts, port districts and more with selecting and financing solutions for building energy upgrades for energy saving projects such as: energy management systems, interior and exterior lighting, boiler replacement and repair of steam distribution systems, high efficiency HVAC systems, LED traffic systems, wastewater treatment plant pumps and motors.

<http://www.des.wa.gov/services/facilities/Energy/ESPC/Pages/default.aspx>

Public Works Board: Public Works Trust Fund (PWTF)

Provides financial and technical assistance to communities for critical public health, safety, and environmental infrastructure.

<http://www.pwb.wa.gov/>

Recreation and Conservation Funding Board (RCFB)

The Recreation and Conservation Office (RCO) is a small state agency that manages five boards and offices tasked with creating outdoor recreation opportunities, protecting the best of the state's wildlife habitat, conserving working farms and forests, recovering salmon from near extinction, and coordinating the state's response to invasive species.

This collection of boards and offices provides leadership, funding, and technical assistance to local communities, state and federal governments, and others.

<https://rco.wa.gov/recreation-and-conservation-office-grants/>

Transportation Improvement Board Urban and Rural Programs (TIB)

The TIB distributes grant funding to cities and counties for transportation projects.

<http://www.tib.wa.gov/>

Transportation Programs (WSDOT & FHA)

WSDOT administers funding for the following programs: Bridge, Transportation Enhancement, Pedestrian and Bicycle Safety, Safe Routes to School, Public Transportation and Mobility, and other transportation related programs.

<http://www.wsdot.wa.gov/localprograms/ProgramMgmt/funding.htm>

USDA Rural Development

Dedicated to improving the quality of life and expanding the economic opportunity for rural American by providing various loan and grant programs to help meet the diverse needs of small rural communities for housing, businesses, and critical infrastructure.

Community Facilities Direct Loan & Grant Program

<http://www.rd.usda.gov/programs-services/community-facilities-direct-loan-grant-program/wa>

Water & Waste Disposal Loan & Grant Program

<http://www.rd.usda.gov/programs-services/water-waste-disposal-loan-grant-program/wa>

Business & Industry Loan Guarantees

<http://www.rd.usda.gov/programs-services/business-industry-loan-guarantees/wa>

Washington Department of Commerce

Growth Management Grants

Emerging Issues Grants are to provide financial assistance to local governments for projects that are critical to implementing their comprehensive plan under the Growth Management Act outside of other Growth Management Services grant funding cycles. Funding availability is contingent on allocation by the legislature.

<http://www.commerce.wa.gov/serving-communities/growth-management/>

Washington Department of Ecology

Ecology grants and loans include funding for: air quality, coastal zone management, environmental education, flood control, shoreline management, spill response, waste management, water quality, and watershed management.

<http://www.ecy.wa.gov/funding/explore-funding.html>

Business Licensing

To maintain compliance with municipal regulations and support equitable economic development, the City of Tenino requires all entities conducting business within its city limits to obtain a valid business license. This requirement applies to all types of businesses, including home-based enterprises, internet-based operations, and any business activity transacted within Tenino—regardless of whether the business maintains a physical presence in the city.

Business licenses for Tenino are issued through the Washington State Department of Revenue and are administered as a local "endorsement" to the State Business License. When applying for a new state license—

or renewing an existing one—business owners will be prompted by the online licensing system to select all Washington jurisdictions in which they operate, including Tenino. This process ensures that businesses are properly registered and in compliance with local requirements.

Business and Occupation (B&O) Tax

In alignment with state practices, the City of Tenino imposes a Business and Occupation (B&O) tax on certain businesses operating within city limits. This tax is assessed directly on gross income generated by business activities conducted in Tenino and is not passed on to customers.

The B&O tax rate is 0.2% (two-tenths of one percent) of gross income. Businesses are subject to this tax if their gross revenue exceeds \$20,000 annually or \$5,000 per quarter. Businesses that meet or exceed these thresholds are required to file and remit the appropriate tax on a quarterly basis.

All businesses—regardless of whether tax is owed—must file a quarterly B&O tax return. Failure to submit a required return constitutes a misdemeanor under city ordinance.

Detailed filing instructions, forms, and additional resources are available in the supporting documents referenced in this plan. This tax structure helps ensure all businesses contribute equitably to the public services and infrastructure that support the local economy.

Goals and Policies

Goal ED 1: Promote Tenino’s identity and actively influence the future character of the City to enhance the available economic opportunities.

Policy ED 1.1 Ensure consistent comprehensive branding and marketing that highlights the unique identity, strengths, and offerings of the City of Tenino, fosters civic pride, attracts visitors, residents, and businesses while enhancing the city’s reputation and visibility.

Action: Develop and implement a comprehensive branding and marketing plan.

Policy ED 1.2 Maintain/implement programs for community improvement

Policy ED 1.3 Encourage preservation and adaptive reuse of the historic building inventory

Policy ED 1.4 Promote tourism/visitor opportunities throughout the community (especially in the central business district)

Policy ED 1.5 Encourage new businesses that cater to local residents’ needs; work with Thurston EDC, Bountiful Byways, and other organizations to promote these businesses

Goal ED 2: Support the development of small businesses and cottage industries, which can contribute to Tenino’s economic diversity.

Policy ED 2.1 Review regulations on home-based industries and provide for those industries in appropriate zoning districts.

Policy ED 2.3 Promote the concept that buying from local businesses is a way to strengthen the local economy.

Goal ED 3: Collaborate with other partners to maximize economic opportunity.

- Policy ED 3.1** Collaborate with neighboring jurisdictions
- Policy ED 3.2** Support local/regional economic development efforts
- Policy ED 3.3** Collaborate with local economic development organizations to create new and maintain existing living-wage jobs

Goal ED 4: Broad variety of employment opportunities offering diverse retail, commercial, and entertainment options for the community

- Policy ED 4.1** Identify and implement incentives to increase business diversity including offering tax breaks, grants, or reduced permitting fees or regulations to attract a wide range of businesses.
- Policy ED 4.2** Encourage zoning policies that support a mix of commercial, retail, entertainment, and residential spaces to help create dynamic neighborhoods with local jobs.
- Policy ED 4.3** Encourage incubators, coworking spaces, and seed funding programs to support local entrepreneurs in various sectors.
- Policy ED 4.4** Streamline short-term permits for pop-up shops, local markets, or food trucks, lowering the barrier to entry for small business owners.

Goal ED 5: Trained/skilled local work force providing talent for local businesses

- Policy ED 5.1** Partner with local colleges, trade schools, and nonprofits to provide training in retail management, hospitality, tech, trades, and creative fields.
- Policy ED 5.2** Establish youth-focused job programs that connect students to internships or part-time work in commercial and entertainment sectors.
- Policy ED 5.3** Encourage or require inclusive hiring practices for new businesses receiving city support or locating in city-sponsored developments.

Goal ED 6: *Align local economic development with climate resilience and GHG reduction by supporting green industries, clean technologies, and low-carbon business practices.*

- Policy ED 6.1** Support small businesses and entrepreneurs that reduce emissions, enhance sustainability, or increase circular economy practices.
- Policy ED 6.2** Promote purchasing from local businesses to support economic development and reduce emissions associated with the transportation, production, and distribution of goods and services.
- Policy ED 6.3** Grow the local economy through low-impact tourism that supports natural resource conservation and climate goals.
- Policy ED 6.4** Promote local industrial development to support a circular economy that increases demand for reused and recycled materials and reduces demand for new raw materials and their embodied carbon emissions.

Commented [MP8]: High Priority from CPE

Commented [MP9]: From CPE

Goal ED 7: *Ensure that the local economy is resilient to climate disruptions and fosters business opportunities associate with climate mitigation and adaptation.*

- Policy ED 7.1** Ensure that the City of Tenino’s Comprehensive Emergency Management Plan responds to the impacts of climate change and identifies roles and responsibilities to support a sustainable economic recovery after a disaster.
- Policy ED 7.2** Support local businesses’ efforts to bolster climate preparedness and continuity of operations.
- Policy ED 7.3** Facilitate a green jobs pipeline for frontline communities.
- Policy ED 7.4** Support workers displaced from carbon-intensive industries.

Goal ED 8: *Downtown Tenino continues to be the historic and retail center of Tenino.*

- Policy ED 8.1** Encourage retail and service businesses to locate downtown, both in older buildings and newer structures.
- Action:** Work with business owners to understand challenges and needs and identify actions the City can take to support a healthy local economy and leverage local entrepreneurial spirit.
- Policy ED 8.2** Encourage cosmetic improvements to the existing streetscape and structures within the area.
- Action:** Work to complete the Main Street concepts shown on Map TS-4.
- Action:** Identify grant opportunities or invest in low-cost actions to fund façade improvement programs, art installations, street furnishings, and similar interventions to improve the quality of the pedestrian environment.

Goal ED 9: *Draw people into downtown and historic district with events.*

- Policy ED 9.1** Encourage and support businesses through temporary events, such as markets, craft fairs, music shows, or community movie nights that bring people into the area.
- Policy ED 9.2** Encourage outdoor cafes, pedestrian spaces, and seating on side streets, back alleys, and unique places on the front or sides of buildings.
- Policy ED 9.3** Evaluate and encourage ways to connect the City Park to the downtown and historic district.
- Action:** Create a pedestrian friendly link to the Tenino City Park along Olympia Avenue that can double as a home for community events such as markets, fairs, concerts, or outdoor movies.
- Policy ED 9.4** Develop a bike system that includes access points throughout downtown and the City Park.
- Action:** A bike network that leads people from the park to and from downtown and vice-versa with bike routes that showcase the community, bike route markers that point people into downtown, and bike markings that guide people to the best routes to travel.

Commented [MP10]: Based on goal and concept from Page LU-4

Commented [MP11]: Based on goal and concept from Page LU-5

Chapter 5. Transportation

In order to maintain and improve circulation, safety, and mobility for residents and businesses, the City of Tenino anticipates conducting several transportation improvements over the next 20 years. This chapter analyzes travel by personal automobiles, pedestrians, bicycles, buses, freight, and other vehicles as a means to help identify these necessary mobility enhancements.

Community Streets

The City of Tenino's street system includes a variety of local, collector and arterial streets that are essential in maintaining an effective multimodal transportation system. Significant streets that traverse the community include State Route 507, Old Highway 99, Park Avenue, and Lincoln Avenue.

State Routes

Washington State Route 507 (also known as SR 507 or Sussex/Wichman Avenue) accommodates the majority of automobile traffic that travels through the community. SR 507 sees significant regional and freight traffic in addition to local travel. The highway, which is maintained by the Washington State Department of Transportation (WSDOT), is physically in good condition. However, the highway would benefit from enhancements that increase safety for motorists and pedestrians. Enhancements would improve the function and aesthetics of the corridor to better support economic development, particularly as it travels through downtown.

Over the last few years, the city has conducted a study to identify methods to improve vehicular and pedestrian mobility and safety on SR 507 while enhancing the aesthetics and vibrancy of downtown Tenino. The project deliverables included the Downtown Plan (see Chapter 1 of this Plan), design standards, a street tree plan, and a preliminary layout plan and cost estimates for improvements to SR 507. The preliminary design and cost estimates have been included as Appendix D.

Potential downtown improvements include re-grading Highway 507 as it travels through downtown to accommodate wider sidewalks, street trees, and ADA accessible ramps; installing a gateway feature at the Ritter Street triangle; and constructing a roundabout at the Old Highway 99/SR 507 intersection. These improvements are projected to cost around \$7.4 million (in 2025 dollars (31.5% Inflation Rate) and will need to be funded by the City of Tenino in partnership with other agencies such as Thurston Regional Planning Council (TRPC), the Transportation Improvement Board (TIB), Washington State Department of Transportation (WSDOT), Washington State Department of Ecology, and the Federal Highway Administration. Although not included in the preliminary layout plan and cost estimates produced with the Main Street 507 effort, improvements at the Old Highway 99 and Wichman/McDuff intersections may also be necessary over the next 20 years in order to improve safety for pedestrians and motorists.

Local Roads

Tenino operates and maintains all other public roadways in the community. Garfield, Lincoln, Central, and Park are the major east/west routes for local traffic; other roads including Old Highway 99 and Wichman Avenue are the primary north/south routes in the community. East/west routes are generally in good condition, and several north/south routes have been repaired recently. Due to the limited transportation funding available and the sheer number of roadways in the City, several roadways still require repair and improvement.

Bridges

The City of Tenino owns and maintains three bridges. These bridges, which cross Scatter Creek, are located on Old Highway 99 west of downtown Tenino, Morningside Drive, and McDuff Road. Each bridge has a sufficiency rating. Bridge sufficiency is a method to rate a bridge's fitness for the duty it performs. The rating is a percentage in which 100% represents an entirely sufficient bridge and 0% represents an entirely deficient bridge. A low sufficiency rating may be due to structural defects, narrow lanes, low vertical clearance, etc.

Old Highway 99

The Old Highway 99 bridge west of downtown Tenino is Tenino's oldest bridge and has the lowest sufficiency rating of any of the community's structures (60.38%) due primarily to its narrow width. The bridge was constructed of concrete in 1923 as part of the early development of the Washington Highway System and has a curb-to-curb width of 24 feet. The bridge is 66 feet long and 27 feet wide.

Morningside Drive

The bridge at Morningside Drive, built in 1995, is in good condition but has a low to moderate sufficiency rating of 74.18% due to its constricted width. This rating will likely decrease as development occurs on the west side of Tenino. The bridge allows one lane of traffic and sees low traffic volumes at present; additional traffic as Lemon Hill develops is likely. These anticipated volumes, in conjunction with the existing width of the bridge and the reduction in travel speeds necessary for the bridge approach, will reduce the suitability of the structure. The bridge is 36 feet long and 16 feet wide and made from precast concrete panels.

McDuff Road

The McDuff Road Bridge has the highest sufficiency rating of Tenino's bridges at 99.4%. The facility, built in 1987, is constructed of precast concrete panels and is 62 feet long. The bridge is 37 feet wide and has a curb-to-curb width of 34 feet.

Railroads

BNSF Railway's mainline travels in a north-south direction near the western edge of Tenino between Lemon Hill and the historic city center. A high-speed two-track route, the line is heavily used for both freight and passengers with more than 48 trains passing through Tenino daily. According to WSDOT, rail traffic is projected to increase on the line over the next 20 years. Trains do not currently stop within the community.

Industrial, residential, and commercial uses are all located near and/or adjacent to the rail corridor. The June 2016 derailment of an oil train in Mosier, Oregon has highlighted the importance of maintaining safe railway corridors; given the proximity of development adjacent to the rail corridor, a derailment would have serious negative impacts on Tenino.

The main vehicle crossing is an underpass on SR 507 that is approximately 35 feet wide with a 14' 3" vertical clearance. A second underpass also exists on Morningside Drive, though the crossing serves only one lane of traffic at this time. No other vehicle crossings exist in the community. While current crossings are adequate for existing traffic levels, development west of the tracks could strain the capacity of these crossings.

Pedestrian Travel And Amenities

The City of Tenino contains a variety of amenities for pedestrians and bicyclists. These amenities, along with the flat geography of the community, make Tenino ideal to explore by foot or bike.

Existing Sidewalks

Tenino contains a relatively well-developed sidewalk network that connects residential neighborhoods near the downtown to businesses on Sussex, the City Park, and nearby schools. The City's sidewalks vary significantly in condition with some in excellent condition and others considerably degraded. Sufficient curb ramps exist in several locations within the sidewalk network.

However, inadequate ramps, which limit the ability of elderly or handicapped pedestrians to navigate are present on some of the routes, particularly Lincoln Avenue.

Priorities for sidewalk improvements are shown on Map TS-5. Tenino will identify and prioritize projects to improve degraded facilities, concentrating on areas where sidewalk connections can be made. The city will also seek to construct sidewalks in existing commercial areas and along key school/pedestrian routes. The city will also work to ensure that new sidewalk facilities are included part of new development.

Shared Streets

Although sidewalks represent an important element in a multimodal transportation system, a sidewalk is not always necessary to meet the needs of nonmotorized transportation. The city contains several roads where residents walk in the roadway. The community believes that sharing roadways is an efficient use of resources, especially considering new sidewalk construction is not possible on every street within existing residential neighborhoods. The City will continue to encourage drivers and pedestrians to share certain roadways and will work to address any safety issues. To address speeding and safety concerns on shared roadways, the city will explore using features such as speedbumps, chicanes, and other traffic-calming solutions. When comparing overall project costs, these minor improvements will be more cost-effective than installing a complete sidewalk.

Yelm-Tenino Trail

A significant local and regional amenity for pedestrians and bicyclists as well as other forms of non-motorized transportation, the Yelm-Tenino Trail complements the City's existing sidewalk system. The trail covers 14.5 miles from Yelm to Tenino and connects to nearby Creekside Conservancy land. The Chehalis-Western Trail, a significant north-south trail located approximately 8.5 miles east of the community, offers connectivity for those coming to or from Lacey, Olympia, and Tumwater. The Yelm-Tenino Trail sits on the bed of the historic Northern Pacific Prairie Line and travels through south Tenino adjacent to City Park.

The City anticipates improving connectivity of the Yelm-Tenino Trail to the Creekside Conservancy properties and emphasizing Tenino's proximity to the existing natural trails and features. Additionally, Tenino anticipates increasing access to the trail (a County-owned and -maintained facility) from surrounding neighborhoods by establishing new trailheads in conjunction with walking paths, shared streets, sidewalks and bicycle lanes. Some of the envisioned Yelm-Tenino Trail connections are shown in Map TS-5.

Existing Pedestrian Amenities in Downtown

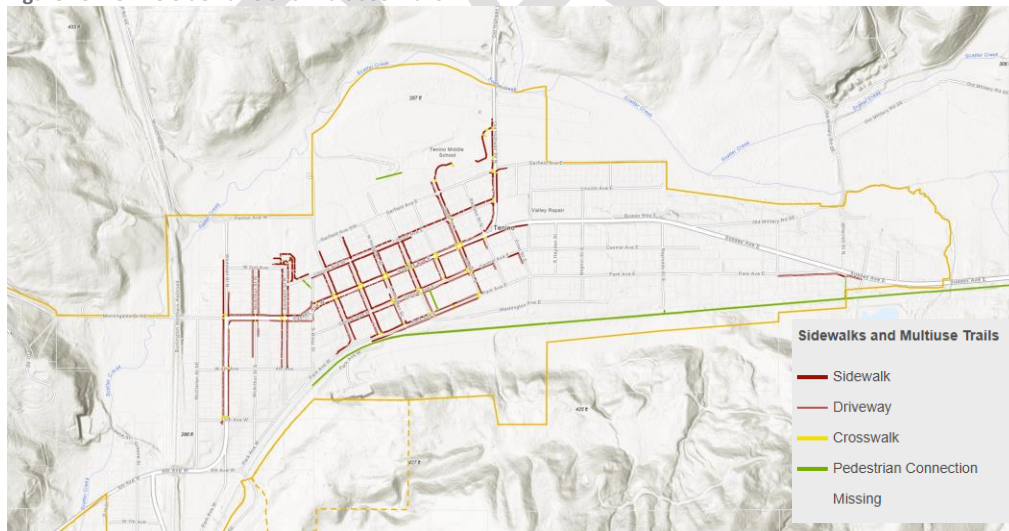
The Yelm-Tenino Trail, the City's network of sidewalks, and the Tenino's flat topography make the community a great place to travel by foot. Emphasizing these strengths will aid downtown Tenino in its continued development as the City's economic and social heart and soul. Though it does not fully function in this manner at present, the downtown area features historic buildings designed in a time when travel by foot was common. The existing sidewalk system, parking arrangement, and speed of traffic on Sussex Avenue/SR 507 do not contribute to a welcoming experience for visitors. Existing crosswalks, which are unsignalized and dependent on stopping motorists and/or gaps in traffic on State Route 507, further diminish the pedestrian possibilities for

the area. To address the issues highlighted above, the City of Tenino should pursue the following projects outlined in Table 2:

Table 8. Needed Pedestrian Improvements in Tenino

Deficiency	Recommended/Action/Improvement
Sidewalk System	
Few sidewalks in existing neighborhoods east and west of downtown Tenino	Enhance connections/create gateways to the Yelm-Tenino Trail for neighborhoods without sidewalks
Severely degraded sidewalks in certain areas	Prioritize sidewalk improvements in areas most likely to experience pedestrian travel
Pedestrian amenities in the west portion of Tenino	Require new sidewalks, trails and bike paths as part of future development
Increase pedestrian safety and visibility	Flashing lights at crosswalks across high traffic roads
Trail System	
Neighborhoods without sidewalks, but close to the Yelm-Tenino trail	Enhance connections/create gateways to the trail
Downtown	
Inadequate sidewalks/pedestrian space along Sussex	Determine the feasibility of expanding the width of the sidewalk on Sussex and pursue grants to construct the improvements.
Unclear link between downtown and park, and limited spaces for pedestrians in downtown	Continue to improve Olympia Street as a downtown outdoor marketplace and pedestrian gateway between the park, regional trails and downtown.
Inadequate crosswalks along Sussex	Determine the feasibility of enhancing crosswalks downtown and at the Old Highway 99 and Sussex intersection.

Figure 15. Tenino Sidewalks and Multiuse Trails



Source: Thurston Regional Planning Council, Tenino Sidewalks and Multiuse Trail Map

Transit Service, Alternative Travel Modes, And Transportation Demand Management

Many residents in the City of Tenino commute to other communities for work. According to data collected BY TRPC between 2011 and 2013, approximately 84% of survey respondents worked outside of the community with many traveling in their own vehicles north to Olympia or Tacoma. While these commutes do not significantly impact the roadways in Tenino itself, they do affect the road networks of other jurisdictions – especially facilities such as Old Highway 99 and SR 507. Commuting also contributes to the number of residents that are cost burdened.

To help reduce the need for new road construction in Tenino and the region as well as reduce the commuting costs for area residents, the City of Tenino will seek to enhance transportation demand management by increasing opportunities to utilize transit service, vanpools, carpools and teleworking in the community.

Transit Service

The City of Tenino is currently served by the Rural & Tribal Transit Program (RT), a program operated by Thurston Regional Planning Council and partners such as Together!. RT runs two routes (shown on Map TS-1) through Tenino and offers connections to Centralia and Tumwater. However, the service is currently underutilized by Tenino and area residents.

Vanpools

Vanpools may be available to residents for commute trips. Vanpools allows residents with similar origins and destinations to share a ride in a van provided by Intercity Transit or another transit agency. Intercity Transit has approximately 150 vanpool groups with origins and destinations throughout the Thurston County area. Vanpool trips must either begin or end within the transit system's Public Transportation Benefit Area. Vans travel an average of 73 miles per day (round-trip) with an average individual vanpool fare of approximately \$65 per month. Considered a premium service, vanpool riders pay most of the operating costs. No vanpools are currently known to operate in Tenino.

Carpools

Residents also carpool to destinations outside of the community. According to data collected by TRPC between 2001 and 2013, between 6% and 8% of commute trips by Tenino residents occurred by carpool. Carpools tend to be informal in nature, though some websites link people with similar origins and destinations. Carpooling can be encouraged by providing links to rideshare websites, creating a carpool board, or creating a carpool lot.

Telework

Working from home or an alternate location closer to home is also an option for residents in Tenino. According to the data from TRPC, few individuals telework at this time.

System Characteristics

Preparation of this plan has included consultation of Thurston County, Thurston Regional Planning Council and the State of Washington to ensure that policies are consistent across the jurisdictions.

Road Types

The functional classification of roadways in the Tenino city limits are presented in Map TS-1 and Table 4.1. With the exception of SR 507, maintenance and improvements to most roadways within city limits are the

responsibility of the City of Tenino. As public streets and the properties they serve are annexed into the city limits from the unincorporated Urban Growth Area, the City will accept the additional responsibilities associated with the maintenance and improvement of the new roads. Currently, there are no roads in the Urban Growth Area. Thurston County owns and maintains the majority of the roads outside of the city limits.

Truck Routes

Two locally maintained streets serve as key truck routes in Thurston County. Old Highway 99 from SR 507 to the west city limits carries truck traffic from SR 507 to the Interstate. Wichman north of SR 507 allows trucks to connect to State Route 121. Oversized truck traffic is limited from travelling north on Old Highway 99 as a result of the low clearance trestle located three miles north of Tenino near Offut Lake Road.

Table 9. Street Types

Street	Length (Miles)	Maintenance Responsibility	Improvement Responsibility
Minor Arterial			
SR 507 (Old Highway 99 to East city limits)	2.03	WSDOT	City/WSDOT
Old Highway 99 (West city limits to SR 507)	1.62	City	City
Major Collector			
Wichman (North City Limits to SR 507)	0.29	City	City
Old Highway 99 (North City Limits to SR 507)	0.30	City	City
Park Avenue (6 th Street to SR 507)	1.39	City	City
6 th Street (SR 507 to Park Avenue)	0.07	City	City
SR 507/Bucoda Highway (Old Highway 99 to South city limits)	0.37	WSDOT	City/WSDOT
Garfield (Old Highway 99 to Howard)	0.41	City	City
Howard (Garfield to SR 507/Sussex)	0.12	City	City
Local Access			
All Other Public Streets	10.1	City	City

Source: Washington State Department of Transportation Functional Classification Map and Thurston Regional Planning Council.

Level of Service Standards

The City utilizes Link (A-F) level of service standards to identify the quality of service provided at peak hours for roadway segments on all arterials and major collectors within the City. Level of service, or LOS, is a calculation of how much traffic a road can carry compared to how much traffic it actually carries or is projected to carry. This is referred to as the “V/C ratio” or “volume-to-capacity ratio.” The closer the V/C ratio gets to 1 – that is, the closer volumes get to 100% of the designed carrying capacity – the more congestion a driver is likely to experience during peak travel times. While time periods evaluated can vary from one hour to several hours, the adopted standard in the Thurston region is the two-hour peak period in late afternoon, typically from 4:00 to 6:00. Table 4.2 identifies the different levels of service and how they relate to driver comfort and traffic delays.

Table 4.2 Levels of Service

Level of Service (LOS)	V/C Ratio	Description
A	0.00-0.60	Highest driver comfort; free-flowing
B	0.60-0.70	High degree of driver comfort; little delay
C	0.70-0.80	Acceptable level of driver comfort; some delay
D	0.80-0.90	Some driver frustration; moderate delay

E	0.90-1.00	High level of driver frustration; high levels of delay
F	1.00+	Highest level of driver frustration; excessive delays

The City of Tenino has adopted Level of Service D for its arterials and major collectors. This standard is consistent with the regional standards adopted by Thurston Regional Planning Council and is used in the 2040 Regional Transportation Plan. This level of service is characterized by rush hour delays that cause decreases in speed and congestion at key intersections, although traffic typically continues to move.

Traffic Forecast

Maps TS-2 and TS-3 illustrate the existing (2015) and forecasted (2040) LOS for the City's arterials and most of its major collectors. This information was derived from Thurston Regional Planning Council's 2040 Regional Transportation Demand Model and reflects projected traffic volumes during the evening commute. Projections of future traffic volumes are based on regionally-adopted population and employment forecasts distributed according to locally-adopted land use plans. In 2015, the City's arterials and major collectors had an LOS of A, meaning traffic is generally free-flowing. Traffic is expected to significantly increase between 2015 and 2040, but the majority of the City's main roads will continue to have an LOS of A; only one arterial/collector segment is expected to fall below the City's established level of service.

Although the LOS for these arterial and collector roads is not likely to shift over the next 25 years, Park Avenue will likely see an increase in through-traffic as SR 507 and Old Highway 99 become more congested. This is concerning for a number of reasons. Even though Park Avenue is classified as a major collector road, it is not designed to accommodate heavy traffic associated with an arterial road; significant improvements are necessary to keep the road in good working order and accommodate higher traffic volumes. The City would also like to improve pedestrian connections between the historic downtown, Tenino City Park, and the Yelm Tenino Trail. Increased traffic on Park Avenue bisects the downtown and Parkside Elementary from these other amenities and may pose a safety hazard to students and people who walk and bike.

Figure 16: Artist Rendering of Old Highway 99/Sussex Intersection



Source: KPG, Inc.

Figure 17: Artist Rendering of Downtown Tenino Improvements



Source: KPG, Inc.

System Deficiencies and Potential Projects

Underperforming Intersections

Over the planning period, the City of Tenino will work to improve the Old Highway 99 intersection with Sussex Avenue, and the intersection of Sussex Avenue and TS-4 Tenino Comprehensive Plan 2016-2036 Wichman Avenue (especially if additional development occurs west of the intersection). The Main Street 507 project considered a number of goals for the intersection improvements and the downtown corridor, including improving safety, beauty, walkability, and traffic flow. Based on this effort, the City believes that the best option to balance these goals is through the construction of roundabouts at these key intersections (see Figure 4.1 and Map TS-4).

The traffic forecast also suggest that the intersection of Old Highway 99 and SR 507 west of downtown Tenino may need to be improved. Additional intersection enhancements may be necessary on Old Highway 99 as West Tenino develops. The Crowder intersection with Park Avenue may also need to be improved if significant development occurs south of the community.

Street Connectivity

Tenino has a well-established street grid with excellent connectivity, essential in gracefully accommodating new development. As the City continues to develop, Tenino will strive to achieve similar levels of street connectivity to aid in distributing local traffic through new developments and limit traffic funneling to distinct points. New residential and commercial development should include highly connected street networks that connect with nearby local and through streets and/or roadways in adjacent developments. Continued development of the road network should generally avoid the use of cul-de-sacs and loop roads.

Road Maintenance

The City will work to find ways to fund ongoing maintenance of existing street facilities; this maintenance has proven to be a struggle for the community. Over the next 20 years the community will work to find methods to extend minimal paving dollars. Potential options include closing existing low-volume roads or minimizing road widths (and the associated paving requirements) on streets with minimal traffic.

Downtown Streetscape

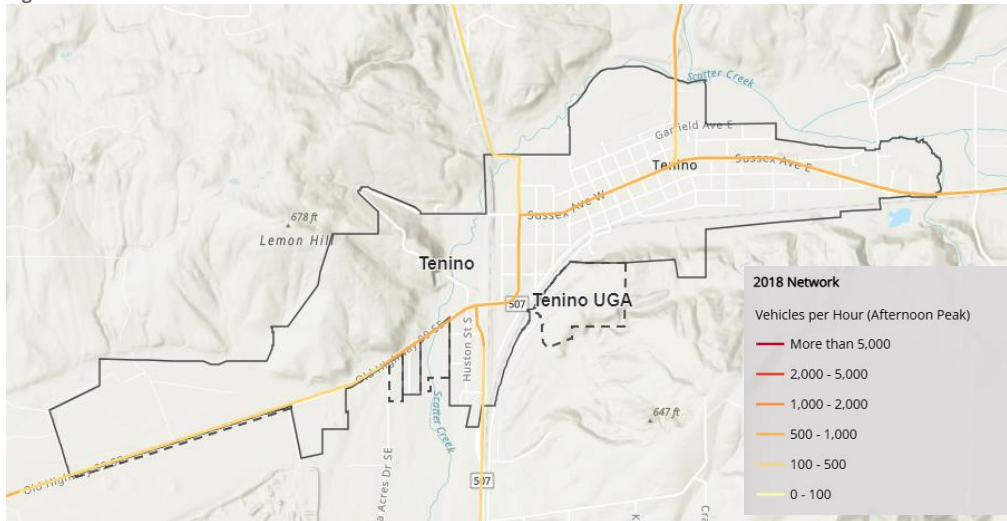
Improvements to the Sussex Avenue streetscape through downtown Tenino are desirable and needed. At present, the road is primarily oriented toward automobile travel with few desirable pedestrian or aesthetic amenities that support economic vitality of the downtown business district. Over the planning period, the community will work with WSDOT and other transportation partners to implement the improvements included in the Downtown Plan and recommended as part of the Main Street 507 project (see Figure 4.2 and Map TS-4) to improve the aesthetics of the street and make the downtown more amenable to pedestrians. Federal, State, and other transportation funding options will be pursued by the City to help pay for these improvements.

Traffic Congestion

To address changes in traffic on city streets, the City should consider lowering the speed limit on Park Avenue so that SR 507 through-traffic does not divert from the highway in an effort to bypass congestion in the downtown corridor. Installation of traffic-calming devices may also be appropriate. The City will also need to address congestion on SR 507, particularly at the Wichman/Sussex and Old Highway 99/Sussex intersections. Improvements at the intersection of Old Highway 99 and SR 507 west of downtown Tenino should also be

considered. Options that encourage use of Park Avenue as a high-capacity bypass route, such as widening the road or adding additional travel lanes, should be considered only as a solution of last resort.

Figure 18: 2018 Baseline Travel Demand Model



Source: Thurston Regional Planning Council, Travel Demand Model

Figure 19: 2045 Funded Projects Travel Demand Model



Source: Thurston Regional Planning Council, Travel Demand Model

Figure 20: 2045 Regional Projects



Source: Thurston Regional Planning Council, Travel Demand Model

Figures 8 through 10, above show the estimated traffic volumes for 2045, starting with a baseline view of the actual traffic volumes in 2018 in Figure 6. Figure 7 estimates traffic volumes in the year 2045 if no improvements are made beyond currently funded project, while Figure 8 estimates traffic volumes in the year 2045 if all regionally significant transportation projects are constructed. Figures 7 and 8 show a significant increase in traffic volumes regardless of if regionally significant transportation projects are constructed, especially along the major thoroughfares into and through the City, including Old Highway 99 SE, Sussex Avenue, Wichman St S, and SR 507.

The 2018 traffic network data indicates that approximately 510 vehicles per hour traveled along Old Highway 99 SE during the afternoon peak period, approaching Tenino from Tumwater. By 2045, traffic modeling projects that this volume will rise to approximately 800 vehicles per hour—a 57% increase—even accounting for all currently planned regionally significant transportation projects. This projected growth underscores the need for additional strategies to ensure that the corridor can support increased demand without a decline in the level of service (LOS).

To maintain or improve LOS along this corridor, a range of capacity-enhancing and demand-management strategies should be considered:

Roadway Capacity Improvements

Widening Old Highway 99 SE

Consider targeted widening of the corridor, such as adding a center turn lane or passing lanes at strategic locations, to reduce bottlenecks and improve flow.

Intersection Improvements

Upgrade key intersections (e.g., Old Highway 99 SE and SR 507) with additional turn lanes, improved signal timing, or roundabouts to reduce delays and increase throughput.

Shoulder Enhancements

Improve or pave shoulders to allow for safe vehicle recovery and potential use by bicycles or breakdowns, reducing disruptions.

Traffic Operations Optimization

Signal Coordination and Adaptive Traffic Signals

If signalized intersections exist or are added, implementing adaptive signal control technology can optimize traffic flow during peak periods.

Access Management

Limit the number of driveways or direct access points along the corridor to reduce friction and conflict points, which can degrade traffic flow.

Incident Management Protocols

Improve coordination for clearing roadway incidents to minimize congestion and improve reliability.

Multimodal Improvements

Transit Enhancements

Encourage the use of public transportation by improving service frequency, reliability, and stop amenities along the corridor. Consider park-and-ride facilities near Tenino to intercept commuters.

Bicycle and Pedestrian Infrastructure

Construct or improve sidewalks, bike lanes, and crosswalks to support safe non-motorized travel, potentially reducing vehicular trips.

Travel Demand Management

Carpool and Vanpool Programs

Promote ride-sharing for commuters between Tumwater and Tenino through incentives or regional programs.

Land Use Coordination

Work with regional planning agencies to encourage compact, mixed-use development in Tenino that reduces reliance on long vehicle trips.

Long-Term Planning and Monitoring

Corridor Study and Master Plan

Conduct a detailed corridor study to evaluate future land use and transportation needs comprehensively, considering freight, transit, and local access needs.

Ongoing Data Collection and Monitoring

Establish regular traffic count programs and performance monitoring to assess whether implemented strategies are effective and to guide future improvements.

Funding

The City of Tenino is committed to providing the best transportation system for its citizens within its existing funding capabilities. The projects listed in the six-year transportation improvement program (TIP) (see Table 4.4) represent investments that will improve the transportation system's function. These projects are also included in the Capital Improvement Program in the Capital Facilities Element. The TIP assumes that existing funding sources including the Rural Community Support Program and State and Federal funding opportunities will

remain at the same level.

Securing adequate long-term funding for transportation projects is difficult. However, the City may consider a number of strategies, including encouraging public/private partnerships for financing transportation projects, taking advantage of state funds such as those offered through the Transportation Improvement Board (TIB) and the Public Works Trust Fund (PWTF); encouraging the use of Local Improvement Districts (LIDs) by property owners to upgrade roads; requiring impact mitigation payments or seeking voluntary contributions from developers; and seeking out federal funding opportunities.

The ability of some projects to proceed will depend on revenue from outside grants. Where funding is not available, the project is not done. If probable funding falls short of expectations, the City will work with partners such as the Washington State Department of Transportation and Thurston County to determine viable solutions to the issues.

Concurrency Management

Tenino does not currently have a concurrency management program that evaluates the adequacy of the City's road network or a financial mechanism for new development and redevelopment to pay for their fair share of impacts to the transportation system. A concurrency management program could be implemented to address this gap. Such a program could monitor key transportation facilities, and assess current levels of service, and determine the impact of any new development proposals on adopted level of service standards. The concurrency management program could also identify any facility deficiencies and those impacts attributed to new development; review the Comprehensive Plan and other related studies for necessary improvements; secure appropriate commitment to ensure that level of service standards will be restored; and make appropriate revisions to the Six-Year TIP.

Table 10. 2025 to 2030 TIP (in order of priority)

ID	Project	Anticipated Funding Source(s)			
		Local	State	Federal	Total
1	Old Hwy 99 West (from Hwy 507 to Mima Acres Drive SE) 2-inch asphalt grind, asphalt overlay using HMA that contains reinforcing fibers.	\$166,300	\$538,200	\$884,300	\$1,405,500
2	Old Military Road (Sussex St E to Old Military Road) Crack seal, and chipseal	\$77,300	\$103,000	-	\$180,300
3	McClellan Street (Sussex Ave W to Wichman Street S) Widen, install drainage, and chipseal	\$29,400	\$46,400	-	\$75,800
4	Morning Side Drive (McClellan Street to Morning Side Drive) Repair, chipseal, and safety improvements as needed	\$18,000	-	-	\$18,000
5	Eureka Street South (Sussex Ave E to Park Ave E) Widen, repair, chipseal, and safety improvements as needed	-	-	\$36,100	\$36,100
6	Tenino Trail Design (Old 99, Tenino City Limits to SR 507) Provide design engineering for the Yelm Tenino Trail (YTT) for feasibility segments G3	-	-	\$225,000	\$225,000

	and G4, along Old 99 from the west City limits to the intersection of 6th Street with Park Avenue				

Goals, Policies, And Actions.

Community Streets

Goal TS 1: Maximizing limited funding, Tenino has a safe and well-maintained road system.

- Policy TS 1.1** Pursue and utilize funding for road improvements strategically – seeking money for the highest priority projects first. Key factors to consider include: traffic volumes, safety issues, and overall hindrances to community economic development.
- Policy TS 1.2** Identify creative methods to limit the costs associated with roadway construction and repair.
- Action:** Ensure that street improvements do not increase the width of existing roadways, especially for local access streets that run perpendicular to Sussex.
- Policy TS 1.3** Evaluate and, where possible, implement alternative mechanisms to fund transportation projects, including transportation impact fees.
- Policy TS 1.4** Require developers to fund their fair share of needed road improvements.
- Policy TS 1.5** Partner with Thurston County and Thurston Regional Planning Council on projects of regional significance that are located within Tenino's street network.
- Policy TS 1.6** Evaluate improvement options for the intersection of Old Highway 99 and State Route 507 (just west of downtown Tenino).

Goal TS 2: New development supports the construction and expansion of complete streets.

- Policy TS 2.1** Require road connections, half-street improvements and road stubs as part of new development.
- Policy TS 2.2** Dead-end streets and cul-de-sacs should be used only on minor local streets where no other alternative design is possible.

Goal TS 3: Sussex Avenue (SR 507) is an aesthetically-pleasing streetscape that has enhanced safety features for people who walk, bike, and travel by car.

- Policy TS 3.1** Implement the improvements proposed as part of the Main Street 507 project.
- Action:** Seek out and obtain funding for the design and acquisition of right-of-way for the project.
- Action:** Improve the streetscape in downtown Tenino.
- Action:** Install gateway improvements at the Ritter Street triangle.

Action: Construct a roundabout at the intersection of Old Highway 99 and Sussex Avenue.

Policy TS 3.2 Seek out funding to improve the Wichman/Sussex intersection.

Railroads

Goal TS 4: Increasing rail traffic does not detract from the quality of life in Tenino.

Policy TS 4.1 Consider a variety of measures to minimize the impact of the railroad on Tenino including placing commercial or industrial land uses near the train tracks, sound proofing as part of future construction, and considering strategies for rail noise mitigation (given the proximity of the rail to nearby residences).

Policy TS 4.2 Develop a plan to address safety concerns on the rail corridor.

Pedestrian Travel and Amenities

Goal TS 5: Tenino has a walking and bicycling system that makes it safe and easy for people to travel through Tenino without using their cars.

Policy TS 5.1 Identify areas of deficient sidewalks (due to either size or condition) and prioritize improvements in those areas.

Policy TS 5.2 Work to achieve the new sidewalks shown on Map TS-5.

Policy TS 5.3 Evaluate and, where possible, implement alternative mechanisms to fund transportation projects, including transportation impact fees.

Policy TS 5.4 Require developers to fund their fair share of needed road improvements.

Policy TS 5.5 Require new development to construct sidewalks unless the amenities are deemed unnecessary by the director of Public works and the City Planner.

Policy TS 5.6 Establish neighborhood pathways to improve access to the Yelm-Tenino Trail.

Goal TS 6: Tenino has a highly walkable downtown with great pedestrian amenities including wide sidewalks, safe crossings, and opportunities to sit outside.

Policy TS 6.1 Strive to implement the findings of the Main Street 507 study.

Policy TS 6.2 Work to establish Olympia Street as a link between downtown and Tenino City Park, a location for community events, and an outdoor marketplace.

Policy TS 6.3 Allow and encourage businesses to legally establish pedestrian amenities in the public right-of-way.

Goal TS 7: Tenino has a robust network of sidewalks and trails throughout the City.

- Policy TS 7.1** Prioritize the improvement of sidewalks in the areas shown on Map TS-5.
- Policy TS 7.2** Install traffic-calming improvements on certain shared roadways to increase pedestrian safety.
- Policy TS 7.3** Require sidewalks along streets in new residential and commercial developments.
- Policy TS 7.4** Ensure that new sidewalks connect to existing sidewalks and or trails in the community.
- Policy TS 7.5** Seek to improve the comfort of pedestrians as they cross Sussex (SR 507) and walk through the downtown.

Goal TS 8: Tenino has complete streets designed to accommodate all users.

- Policy TS 8.1** Consider adopting a complete streets ordinance.

Transit Service, Alternate Travel Modes, and Transportation Demand Management

Goal TS 9: Rural & Tribal Transportation ridership by Tenino and area residents is robust and strong.

- Policy TS 9.1** Collaborate with Thurston Regional Planning Council and Thurston County to ensure that RT receives continued funding for operations and is adequately funded into the future.
- Policy TS 9.2** Explore options for constructing a transfer station in Tenino for RT riders.
- Policy TS 9.3** Continue to inform area residents about available bus routes.
- Policy TS 9.4** Continue to advocate for increased bus service to the Tenino area.
- Policy TS 9.5** Work with RT to ensure that low-income residents are well served by the system.

Goal TS 10: Tenino residents are carpoolers and vanpoolers.

- Policy TS 10.1** Work to partner with a community business or organization to utilize their parking lot/vacant land as a park and ride or park and pool facility.
- Policy TS 10.2** Distribute information about existing vanpool and carpool resources to encourage more shared trips.

Funding

Goal TS 12: Tenino anticipates needed transportation improvements and plans accordingly.

- Policy TS 12.1** Attempt to secure adequate long-term funding sources for transportation through a variety of methods.

Policy TS 12.2 Ensure any transportation improvements or strategies that require impact mitigation are constructed and/or financed concurrently with development. This means that the necessary project will either be constructed at the time of development, or sufficient financial commitment will be available to ensure it will be constructed within six years.

Policy TS 12.3 Adopt a concurrency management program to ensure that the impacts of development on infrastructure are sufficiently addressed.

Policy TS 12.4 Require developers to contribute their fair share toward transportation improvements needed to mitigate the impacts of their development.

Policy TS 12.5 When deemed appropriate by the City Council, enter into latecomer agreements where substantial investments by one party may be legitimately reimbursed by others.

Policy TS 12.6 When necessary, adapt plans, policies, and projects if probable funding falls short of expectations.

Goal TS 13: Tenino partners with neighboring cities, Thurston County, Washington State, and other transportation providers to provide a holistic multi-modal transportation system.

Policy TS 13.2 Thurston County's Capital Facilities Plan and any applicable levels of service shall govern in the unincorporated UGA.

Climate

Goal GG 11: *Reduce vehicle miles traveled to achieve greenhouse gas reduction goals.*

Policy GG 11.1 Implement multimodal transportation planning to reduce single-occupancy vehicle dependence and greenhouse gas emissions.

Action: Work with other jurisdictions to plan, fund, and implement multijurisdictional projects necessary to meet shared transportation needs.

Policy GG 11.2 Prioritize and promote public transit expansion and use through coordination of land use and transportation planning.

Policy GG 11.3 Implement travel demand management (TDM) programs and strategies.

Policy GG 11.5 Address active transportation and other multimodal types of transportation options in concurrency programs -both in assessment and mitigation.

Goal GG 12: *Expand electric vehicle infrastructure.*

Policy GG 12.1 Require electric vehicle charging infrastructure in all new and retrofitted buildings.

Chapter 6. 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.

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 schoolhouse 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 to 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 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.

Table 5.1: Community Buildings and Facilities CIP

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

Commented [ZG12]: Do you know a potential schedule and cost for the projects missing the information?

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

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.

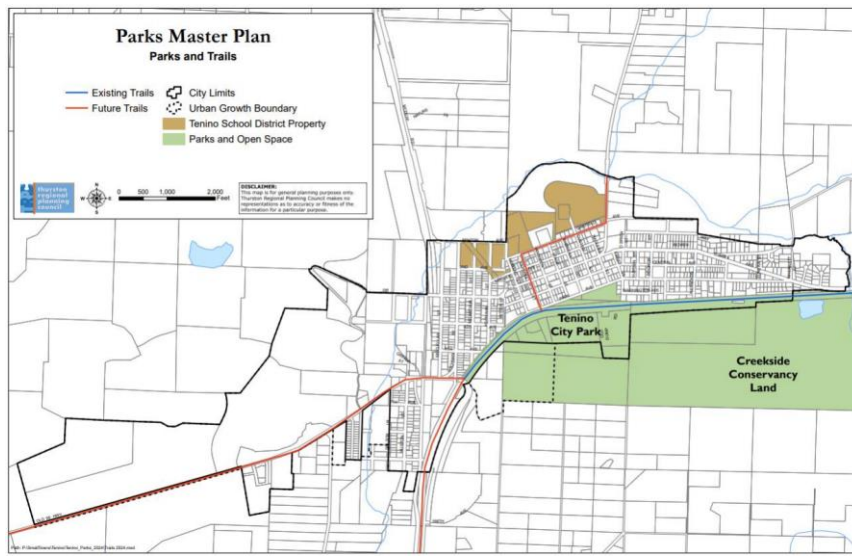
Existing Facilities & Forecasted Needs:

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.
- Two (2) Picnic Shelters

- Veteran's Memorial Wall

Figure 21. City of Tenino Parks and Recreation Facilities



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	2027	\$150,000	General fund, CI fund,

Commented [ZG13]: Do you know the estimated costs, schedule, and funding source?

	at the Quarry Pool			grants/loans, RCO

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 [ZG14]: Is this still a reoccurring issue?

Commented [MP15R14]: Yes, BNSF is looking to replace this year.

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.

5.3: Stormwater Management CIP				
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	

Commented [ZG16]: Do you know the Schedule and estimated cost for these projects?

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.

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 5.4 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

Water Storage

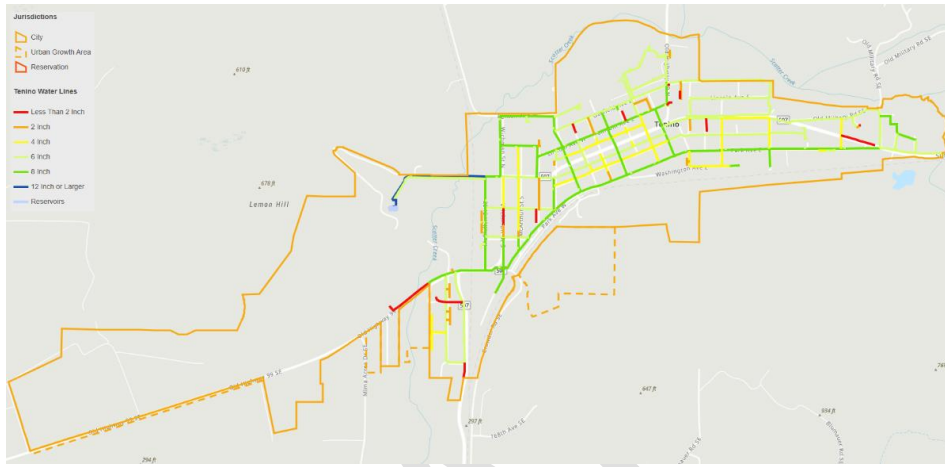
The City of Tenino has two existing glass-lined steel tanks located on Lemon Hill, west of downtown Tenino. The tanks, built in 1994, are in good condition and have a combined storage volume of approximately 550,000 gallons; storage capacity is likely adequate for the next 15 years. If a significant 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.

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

Figure 22. City of Tenino Existing Water System



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.

The City of Tenino considered a potential UGA expansion to the south of the existing city boundary, but in working with Thurston County, the county has opted to not expand the UGA during this planning period. However, the city holds it as an option for future consideration.

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

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.

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.

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.

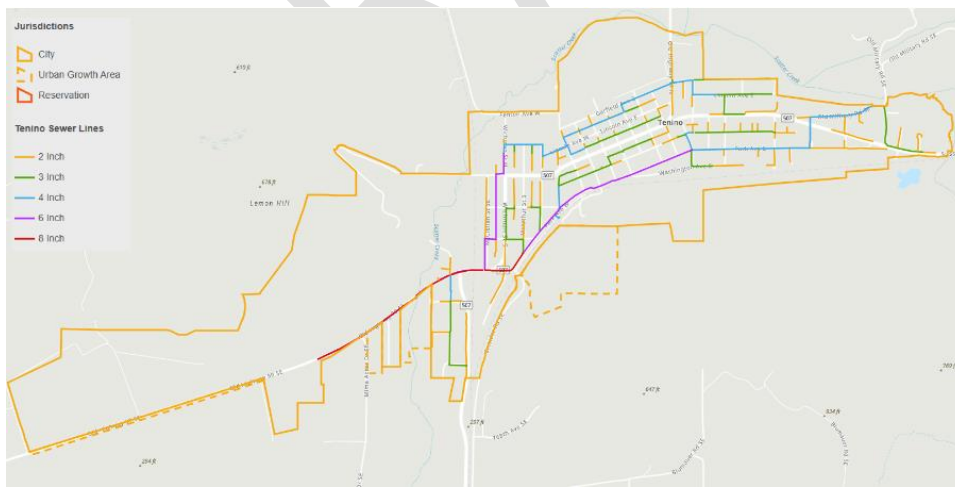
Commented [ZG17]: Need updated numbers

Commented [ZG18]: Need to update this.

Commented [ZG19]: Need to update this.

Commented [ZG20]: What is the status of this?

Figure 23. City of Tenino Existing Wastewater Treatment System



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.

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

Commented [ZG21]: Do you know the Estimated Cost and Schedule for these projects missing information?

Impact Fee Facilities

The City of Tenino collects impact fees for eligible public facilities consistent with RCW 82.02.050–090, WAC 365-196-850, and TMC Chapter 25.04. Impact fees are used only for:

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- [Public streets and roads](#)
- [Publicly owned parks, open space, and recreation facilities](#)
- [School facilities](#)
- [Fire protection facilities](#)

[All impact fee-funded projects are identified in this Capital Facilities Element and its adopted Capital Improvement Program \(CIP\). Eligible projects include:](#)

[Transportation](#) – All capacity-adding projects in the Transportation Element and Transportation CIP.

[Parks and Recreation](#) – Projects listed in Table 5.2.

[School Facilities](#) – Projects identified in the Tenino School District capital plan that expand capacity to serve new development.

[Fire Protection](#) – Projects identified by South Thurston Fire & EMS to expand service capacity for new development.

[Impact fees are not used for operations, maintenance, or to correct existing deficiencies, except where allowed by RCW 82.02.050\(5\).](#)

Goals, Policies, and Actions

Goal CF 1: Coordinate the expansion and location of public facilities to meet present and future demand in a timely and cost-effective manner.

Policy CF 1.1 Prioritize capital improvements in areas where development is unlikely to fund infrastructure. Improvement priorities should consider the importance of each facility.

Action: Regularly update the Capital Facilities Plan and Capital Improvement Program to identify high-priority projects for the 6- and 20-year horizons.

Action: Use the Capital Improvement Program to guide City budget decisions and pursuit of grants.

Policy CF 1.2 Require new development to fund necessary infrastructure improvements, including roads, sidewalks, street lights, and utility connections.

Action: Require fair-share funding from developers for needed road improvements.

Action: Route development information to relevant agencies (e.g., Tenino School District, Fire District 12, WSDOT) for facility planning.

Action: Establish an Interlocal Agreement with the Tenino School District for collecting school impact fees.

Policy CF 1.3 Only allow new development when and where public facilities are adequate and do not compromise service levels elsewhere.

Policy CF 1.5 In the unincorporated UGA, apply Thurston County's Capital Facilities Plan and service levels.

Goal CF 2: Ensure facility upgrades are environmentally responsible and enhance community aesthetics.

Policy CF 2.1 All development and City projects must comply with the State Environmental Policy Act, the Critical Areas Ordinance, and environmental best practices.

Action: Route proposals to relevant agencies to assess impacts and mitigation.

Action: Verify compliance with the Critical Areas Ordinance.

Policy CF 2.2 Encourage utility and infrastructure upgrades that contribute positively to community aesthetics.

Action: Require the undergrounding of utilities in new developments where feasible.

Action: Encourage the underground of utilities in system upgrades.

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

Goal CF 3: Ensure the Capital Facilities Plan remains consistent with all elements of the Comprehensive Plan and regional planning efforts.

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 maintain internal consistency.

Policy CF 3.3 Reassess goals and priorities if probable funding falls short of meeting identified needs.

Policy CF 3.4 Coordinate with Thurston County to maintain consistency across jurisdictional plans.

Goal CF 4: Maintain and improve community facilities in a cost-effective manner.

Policy CF 4.1 Make fiscally responsible decisions about City-owned community structures.

Policy CF 4.2 Recognize the Quarry House, War Memorial Pool, and Tenino Train Depot Museum as key community assets and prioritize them for grant funding.

Policy CF 4.3 Seek ways to increase revenue and reduce costs associated with community buildings.

Action: Allocate funds for necessary improvements.

Action: Actively pursue grants and alternative funding.

Policy CF 4.4 Establish sustainable maintenance budgets and communicate the true cost of operations to the public.

Goal CF 5: Make cost-effective decisions regarding City-owned equipment.

Policy CF 5.1 Maintain a database to track useful life and replacement costs of all City equipment.

Policy CF 5.2 Explore interagency agreements to share equipment when practical.

Policy CF 5.3 Budget for anticipated equipment needs.

Policy CF 5.4 Evaluate rental or contracted services for infrequently used equipment where cost-effective.

Goal CF 6: Manage stormwater to prevent flooding and protect groundwater quality.

Policy CF 6.1 Treat stormwater on-site or as close as possible to its source.

Action: Clarify development standards and review processes for stormwater management.

Action: Study water flow in Tenino to identify opportunities to slow or retain stormwater.

Policy CF 6.2 Use best practices to reduce pollutants from stormwater infiltration.

Policy CF 6.3 Require developers to provide adequate stormwater facilities in accordance with adopted service levels.

Policy CF 6.4 Develop a stormwater management plan and evaluate the feasibility of creating a Stormwater Utility.

Action: Research and apply for grant funding.

Policy CF 6.5 Use watershed planning, redevelopment, and low-impact development techniques to reduce stormwater impacts.

Goal CF 7: Fully implement the Tenino Comprehensive Water Plan.

Policy CF 7.1 Ensure consistency between the Comprehensive Plan and Water Plan through mutual updates.

Goal CF 8: Protect and preserve water quality and quantity from drought, extreme heat, and other hazards exacerbated by climate change.

Policy CF 8.1 Collaborate with Thurston County on groundwater monitoring and aquifer protection.

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

Policy CF 8.2 Use sustainable water practices including water conservation, reuse, and climate-adaptive landscaping.

Policy CF 8.3 Develop a drought resilience strategy that includes triggers for drought stages and response actions.

Policy CF 8.4 Support collaborative pilot projects for water conservation and reuse (e.g., water banks, irrigation modernization).

Goal CF 9: Secure adequate water rights for projected growth.

Policy CF 9.1 Aggressively pursue new water rights to meet future residential and business needs.

Policy CF 9.2 Require annexing properties with water rights to transfer them to the City.

Policy CF 9.3 Promote water conservation to serve more residents and businesses with existing supplies.

Action: Implement a water conservation plan.

Action: Ensure rate structures incentivize conservation.

Action: Use reclaimed water to reduce reliance on potable supply.

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Chapter 7. Utilities

This utilities chapter has been developed in accordance with Section 36.70A.070 of the Growth Management Act (GMA) to address utility services in the City of Tenino for the 20-year planning period. The Growth Management Act (GMA) defines electricity, gas, telecommunications, and cable TV as “utilities.” It defines water and sewer systems separately as “capital facilities.” As used in the Comprehensive Plan, “utility” and “capital facilities” are not interchangeable terms. Sewer and water are addressed in Chapter 5 of this Plan.

This chapter articulates policies for existing and future utility services and describes the location and capacity of significant existing and proposed utilities including electric, gas, and telecommunication facilities.

Electricity

Electricity is provided to the City of Tenino by Puget Sound Energy (PSE). PSE is a private investor-owned utility responsible for providing electrical service to approximately 1.2 million customers in parts of western and central Washington. PSE generates electricity from a diverse mix of resources. As of 2022 the PSE electricity generation resources included Coal (23%), hydroelectric (27%), natural gas (23%), biomass, non-biogenic and petroleum (10%), and wind (16%).

In accordance with State law, PSE has an obligation to provide electricity upon demand and in accordance with “tariffs” on file with the Washington Utilities Trade Commission (WUTC). PSE has a duty to serve, meaning it is required to provide service to customers within its service territory as service is requested. Consistent with its duty to serve, PSE will provide electrical service as needed for development both within and outside of the urban growth area of Tenino. Increased demand for electricity is expected within the community as development occurs.

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.

As growth occurs in the area served by the Blumauer Substation, power can be reallocated among the three feeders that distribute electricity to customers. A future fourth line will also help with distribution needs. According to demand forecasts made by PSE, the amount of new development projected within the next 20 years in the Tenino Urban Growth Area will not warrant new transmission facilities in the area. The three 115 kV lines are planned to be upgraded to a higher capacity in the next five years.

Energy Conservation Programs for Customers

To encourage efficient use of electricity among customers, PSE operates a variety of conservation programs.

Conservation offerings and incentive levels change from time to time and interested businesses and residents can explore available programs on the PSE website. Additional programs through governmental agencies such as the Department of Commerce and organizations such as Thurston Energy and the Community Action Council also provide home weatherization assistance to local governments, business owners, and residents.

Natural Gas

The City of Tenino is not currently served by the regional natural gas distribution system operated by PSE. Unlike electricity or basic telephone service, PSE is not obligated to provide gas service to all customers upon request as natural gas is considered a convenience and not a necessity. PSE is also prohibited from passing on the cost of new distribution lines to existing customers, and only extends lines where demand warrants extension.

It is unlikely that an extension of natural gas service to Tenino will be feasible in the next 20 or more years. The cost of constructing a new gas main to Tenino would be in excess of \$10 million, (not including the price of connecting the service to each household), and it would involve the extension of a pipeline approximately 10 miles from the existing Rainer Gate Station located northeast of Tenino. Long-term factors that might influence the prospect of natural gas availability within the community include the relative costs of gas and electricity, regional power planning priorities, and trends in growth and economic development. Tenino residents rely on individual propane natural gas deliveries to meet their natural gas needs.

Telecommunications Services

Standard Telephone Service

Considered a necessity, basic telephone service providers have a duty to deliver service as requested within their service areas. Tenino Telephone Company provides basic telephone services to Tenino as well as Bucoda and the surrounding rural areas and has operated in the area since 1905.

Tenino Telephone has miles of fiber optics cables running through its service area as well as a number of other services and technologies available. Major fiber optic cables extend through Tenino along SR 507 and on the south side of Park Street, and feeder lines serve a number of homes and businesses. Internet service through Tenino Telephone is provided by Scatter Creek InfoNet, an affiliate of the Tenino Telephone Company, with locations in Cowlitz and Thurston counties. Long-distance services are offered by Scatter Creek Communications (another division of Tenino Telephone), as well as AT&T, Sprint and other providers.

Telecommunications and Cellular Telephone Service

The speed of technological advancements in the telecommunications industry makes it difficult to project how services will be provided in the future. The Federal Communications Commission (FCC) regulates internet and cellular providers in each geographic service area, and there are several FCC-licensed providers that serve Tenino.

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.

Two cellular towers serve Tenino. Verizon maintains a tower in the old park; AT&T has a tower in the

northwest corner of Tenino just outside the city limits.

Cable Service

Comcast is Tenino's sole cable service provider. Customers can purchase service packages with a variety of options including access to various television channels and internet services. Comcast's high speed Internet cables run through Tenino along SR 507 and Old Highway 99.

Waste Disposal

Overview

The City of Tenino partners with LeMay Pacific Disposal to provide comprehensive waste management services to its residents and businesses. As a full-service waste company operating throughout Thurston County, LeMay Pacific Disposal offers a range of services designed to promote environmental sustainability and meet the community's waste disposal needs.

Services Provided

LeMay Pacific Disposal offers the following services in Tenino:

- **Residential Garbage Collection:** Weekly curbside pickup of household waste.
- **Recycling Services:** Collection of recyclable materials to reduce landfill use.
- **Yard and Food Waste Collection:** Eco-friendly disposal of organic waste.
- **Bulk Pickup:** Scheduled collection of large items like furniture and appliances.
- **Temporary Dumpster Rentals:** For remodels, construction, and special projects.
- **Commercial Waste Services:** Tailored solutions for businesses, including roll-off dumpster rentals and compactors.

Residents can access their specific pickup schedules through LeMay Pacific Disposal's online tools, ensuring timely and efficient waste collection.

Sustainability Initiatives

LeMay Pacific Disposal is committed to environmental stewardship. Their sustainability efforts focus on:

- **Reducing Landfill Waste:** Through comprehensive recycling and composting programs.
 - **Green Waste Recycling:** Transforming yard and food waste into compost, reducing methane emissions.
 - **Recycling Programs:** Collecting materials like cardboard, plastics, and metals to minimize landfill use.
- **Education and Outreach:** Providing resources to residents and businesses on proper waste segregation and recycling practices.
- **Innovative Technologies:** Implementing advanced systems to improve waste collection efficiency and reduce carbon emissions.

Goals, Policies, and Actions

Goal UT 1: Tenino coordinates with utility providers to ensure that sufficient service is available for development.

- Policy UT 1.1** Share information about new developments with Puget Sound Energy, Tenino Telephone, Comcast, and other service providers to help them plan how they will serve the development.
- Policy UT 1.2** Ensure that development regulations are consistent with and do not otherwise impair the fulfillment of public service obligations imposed upon utilities by State and Federal law.

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.
- Policy UT 2.2** Review utility permits simultaneously with the proposal requesting the service.
- 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.

- Policy UT 3.1** Encourage the joint use of transportation rights-of-way and easements for utilities.
- Policy UT 3.2** Provide timely and effective notification about road construction and maintenance to facilitate coordination of public and private utility trenching activities in Tenino and its urban growth area.

Goal UT 4: Tenino maintains up-to-date information on existing and proposed utilities within the Tenino urban growth area.

- Policy UT 4.1** Work to maintain up-to-date information about utility provider's plans for the future within the Tenino Comprehensive Plan.
- Policy UT 4.2** Where possible, work with utility providers to understand their facility needs, recognizing that planning for utilities is primarily the responsibility of the provider.

Goal UT 5: Utility services are environmentally sensitive, safe, and reliable.

- Policy UT 5.1** Consistent with their public service obligations, require utilities to be reasonably compatible with surrounding land uses and that their environmental impacts are minimized.

Goal UT 6: Tenino reduces its per capita energy use, with more renewable energy being produced locally.

Policy UT 6.1 Partner with Puget Sound Energy and other efficiency programs to weatherize existing buildings, install solar panels, and/or conduct other energy efficiency and renewable energy programs.

Goal UT 7: Puget Sound Energy extends natural gas service to Tenino.

Policy UT 7.1 Inform Puget Sound Energy as large-scale development occurs.

Goal UT 8: Tenino residents and businesses have equitable access to a variety of high-quality options for phone, internet, and cable services.

Policy UT 8.1 Encourage competition among phone, internet and cable providers to get the best services available in Tenino.

Policy UT 8.2 Promote the development of affordable, equitable internet access in Tenino.

Policy UT 8.3 Promote additional teleworking opportunities among area residents.

Policy UT 8.4 Consider internet as a facility that is as important as sewer and water for commercial and industrial development.

Policy UT 8.5 Promote the construction of a high-quality internet infrastructure in downtown and major new employment areas.

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.

Goal UT 9: Ensure that the community is able to reduce, reuse, and recycle waste materials sustainably.

Policy UT 9.1 Increase participation in curbside recycling and food/yard waste collection to divert waste from landfills and reduce methane emissions.

Action: Require all residential and commercial accounts to be enrolled in recycling and yard waste programs by default.

Policy UT 9.2 Partner with LeMay Pacific Disposal to reduce emissions from waste collection operations.

Action: Collaborate on route optimization to reduce vehicle miles traveled (VMT).

Policy UT 9.3 Promote waste prevention, reuse, and sustainable consumption habits through education and community engagement. Provide multilingual outreach on recycling and composting services.

Policy UT 9.4 Promote the purchase and use of products with low environmental impact across city operations and within the community.

Action: Adopt a municipal sustainable procurement policy prioritizing recycled-content and reusable products.

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Chapter 8. Climate

The current and future health of natural systems in Tenino is key to ensuring the broader health of the community. Tenino's open spaces, trees, water, air quality, and scenic views are central to making it a remarkable place to live, work, and visit.

Pacific Northwest communities are already experiencing the economic and health impacts of changes to climate patterns, including warming temperatures, changes in rainfall, and reduced snowpack. Without coordinated and ambitious climate mitigation across the globe and climate adaptation at the local level, the impacts of climate change will undoubtedly worsen in the future. In recent years, Tenino has experienced firsthand a shift in the weather patterns impacting the Pacific Northwest, most notably with the increase in extreme temperature events and poor air quality. While there is no delusion that the relatively small actions of a small city like Tenino will solve the issues faced by the world, we can do our part and serve as a positive example for our community and fellow local governments. The City is committed to implementing the goals and policies in this Climate Element to safeguard our natural systems and mitigate the impacts of greenhouse gas emissions to create a more resilient Tenino.

What is climate change?

While weather is what we experience on a day-to-day basis, climate describes average weather conditions over a long period of time. As the climate changes, extreme weather conditions, such as extreme heat and precipitation, become more frequent and severe. Climate change is the result of increasing concentrations of greenhouse gases (GHGs) within our atmosphere. GHGs such as carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O) create a greenhouse effect, trapping heat within the atmosphere and causing the gradual increase of global average temperatures. Human activities, such as driving and heating or cooling homes and businesses, emit large amounts of GHGs due to the combustion of fossil fuels.

Climate Change in Tenino

Climate change represents an ever-increasing threat to the health and well-being of residents in the City of Tenino and beyond. GHG emissions from travel, energy for our homes and buildings, and land use within our community are changing our climate in ways that put the community at risk. Projected changes in temperature, snowpack, severe storms, and wildfire risk threaten Tenino's infrastructure, economy, natural resources, and public health.

Tenino is experiencing climate impacts such as extreme heat, drought, and extreme precipitation. These changes lead to an increase in frequency and severity of natural disasters such as heat waves and flooding. Tenino already experiences these impacts through extreme weather events such as record-breaking heat waves and poor air quality days caused by wildfire smoke. These impacts are harmful to the natural environment, critical resources, and the overall health of our community.

Who and what are most vulnerable?

Tenino's critical water resources—including the Scatter Creek—are vulnerable to flooding, summer low flows, water quality impairment, and loss of suitable habitat for local wildlife and fish. Certain areas in Tenino may be at increased risk for landslides with changes in rainfall. Agricultural lands adjacent to Tenino are particularly susceptible to drought and the associated economic impacts.

Conditions and Trends

Greenhouse Gas Emissions

Burning fossil fuels to support transportation and energy needs, solid waste decomposition, and other human led activities are the primary sources of increasing greenhouse gas (GHG) emissions in the atmosphere. These gases trap heat, warming the planet which directly contributes to climate change and increases related risks. Tenino is joining Thurston County cities, and communities around the world, in analyzing their carbon footprint and identifying strategies and actions that will reduce the City's GHG emissions.

Community Resilience

Climate resilience is the capacity of a community to anticipate, prepare for, respond to, and recover from hazardous climate-related events. For this jurisdiction, building resilience requires addressing a range of environmental hazards that threaten public health, infrastructure, and economic stability. Due to its significant agricultural land and ecosystems that depend on consistent water availability, drought poses a major threat—reducing crop yields, degrading natural habitats, and straining water resources. Similarly, extreme heat events are becoming more frequent and dangerous, especially as many local structures lack proper insulation and air conditioning, and there is currently no designated cooling shelter to protect vulnerable populations during heat emergencies.

Extreme precipitation also presents a serious concern, as the jurisdiction's location within a valley often traps rainfall, overwhelming stormwater systems and increasing the risk of infrastructure damage and erosion. Compounding this issue is the area's flat, low-lying topography, which contributes to frequent and prolonged flooding that can disrupt daily life, damage property, and delay recovery efforts. Additionally, the wooded and agricultural character of the jurisdiction creates a high wildfire risk, particularly during dry years when vegetation becomes highly flammable. These wildfires endanger lives, property, and air quality, while placing added stress on emergency services.

To enhance climate resilience, the jurisdiction must integrate hazard-specific adaptation strategies into planning efforts. These include improving water management infrastructure, retrofitting buildings for extreme temperatures, expanding stormwater capacity, implementing land use policies that reduce flood risk, and enhancing wildfire prevention and response. By addressing these vulnerabilities through proactive planning, the community can better protect its residents, sustain its natural and agricultural assets, and ensure long-term environmental and economic stability in the face of a changing climate.

Challenges and Opportunities

The jurisdiction faces growing climate-related pressures that impact public health, infrastructure, natural resources, and economic stability. While these challenges are significant, they also present opportunities to implement proactive strategies that build long-term resilience. By addressing key vulnerabilities and investing in adaptive infrastructure, the jurisdiction can better prepare for future climate conditions and protect the well-being of its residents and environment.

Key Challenges

The following key challenges have been identified as priority climate hazards for the City of Tenino

- **Drought vulnerability** due to reliance on water-intensive agriculture and sensitive ecosystems.
- **Increasing extreme heat events** impacting residents in poorly insulated or non-air-conditioned buildings, with no public cooling shelters currently available.
- **Extreme precipitation** frequently overwhelms local drainage systems due to the jurisdiction's valley geography, increasing the risk of erosion and infrastructure damage.
- **Flooding** in flat, low-lying areas leads to regular disruptions and slow recovery.
- **High wildfire risk** from drought-affected vegetation in wooded and agricultural areas, with limited fire mitigation measures in place.

Opportunities

- **Enhance water conservation and drought resilience** through efficient irrigation, drought-tolerant crops, and water storage systems.
- **Reduce heat vulnerability** by upgrading building insulation, supporting home cooling strategies, and establishing community cooling centers.
- **Improve stormwater infrastructure** to better manage heavy rainfall and prevent overflow in vulnerable areas.
- **Implement flood mitigation strategies**, including land use planning, elevation of critical infrastructure, and increased public awareness.
- **Strengthen wildfire preparedness** through defensible space policies, fuel management programs, emergency response planning, and public education.
- **Integrate climate risk into planning and development**, ensuring new investments consider long-term environmental and community resilience.

By strategically addressing these challenges, the jurisdiction can not only reduce risk but also improve quality of life, support local economies, and protect vital ecosystems for future generations.

Climate Objectives

Challenge	Objectives	Measurable Target	Tool(s)
Drought	Reduce water consumption	15% reduction in municipal and agricultural use by 2030	EPA WaterSense Program: Tools for promoting water-efficient products and public awareness. https://www.epa.gov/watersense NRCS EQIP (Environmental Quality Incentives Program): Technical and financial support for

Drought	Expand water storage capacity	25% increase by 2028	water-saving agricultural practices. https://www.nrcs.usda.gov
Drought	Promote drought-tolerant agriculture	Two (2) demonstration projects by 2026	US Drought Monitor & NOAA's National Integrated Drought Information System (NIDIS): Tools for drought tracking and response planning. https://droughtmonitor.unl.edu
Extreme Heat	Establish cooling infrastructure	1 permanent cooling center by 2026	CDC Heat & Health Tracker: Identifies heat-vulnerable populations and trends. https://www.cdc.gov/climateandhealth/heat.htm
Extreme Heat	Improve building insulation and cooling	30% of public buildings upgraded by 2030	DOE Weatherization Assistance Program (WAP): Funding for low-income home insulation and cooling upgrades. https://www.energy.gov/scep/wap
Extreme Heat	Community education on heat risks	Reach 80% of households by 2027	National Integrated Heat Health Information System (NIHHIS): Heat planning and education resources. https://nihhis.cpo.noaa.gov
Extreme Precipitation	Upgrade stormwater systems	Systems designed for 100-year storms by 2032	EPA Green Infrastructure Wizard (GIWiz): Interactive tool for selecting stormwater solutions. https://www.epa.gov/green-infrastructure/giwiz
Extreme Precipitation	Implement green infrastructure	Install in 3 public spaces by 2027	NOAA Atlas 14: Precipitation frequency data for infrastructure design. https://hdsc.nws.noaa.gov/hdsc/pfds/
Extreme Precipitation	Identify pooling-prone areas	Complete mapping by 2026	FEMA Hazus: GIS-based risk assessment software for flooding and storm events. https://www.fema.gov/flood-maps/tools-resources/hazus
Flooding	Protect critical infrastructure	100% elevated/floodproofed by 2030	FEMA Community Rating System (CRS): Incentivizes flood mitigation with insurance discounts. https://www.fema.gov/national-flood-insurance-program/community-rating-system
Flooding	Regulate floodplain development	Standards enforced for new builds by 2026	National Flood Hazard Layer (NFHL): Interactive FEMA flood maps. https://msc.fema.gov/portal/home
Flooding	Conduct flood risk outreach	Reach 90% of at-risk property owners by 2027	Flood Resilience Checklist (EPA): Helps evaluate and improve local flood preparedness.

			https://www.epa.gov/smartgrowth/flood-resilience-checklist
Wildfire	Create defensible space	100% of public facilities by 2028	Ready, Set, Go! Wildfire Preparedness Program (International Association of Fire Chiefs): Community engagement toolkit. https://www.wildlandfirersg.org NFPA Firewise USA®: Community wildfire risk reduction planning and certification. https://www.nfpa.org/Firewise CAL FIRE's Wildfire Risk Reduction Grants & CWPP Templates: Funding and planning tools for fuel treatment and community engagement. https://www.fire.ca.gov/grants
Wildfire	Increase emergency preparedness	10% annual increase in wildfire drill participation through 2030	
Wildfire	Reduce fire-prone vegetation	Treat 200 acres annually through 2030	

Goals, Policies, and Actions

Greenhouse Gas Mitigation

Agriculture & Food Systems

Goal GG 1: *Ensure that the local agricultural economy – including food and materials producers, distributors, and sellers – is resilient to the impacts of extreme weather and other natural hazards worsened by climate change.*

- Policy GG 1.1** Coordinate with local, regional and state partners to develop and implement a comprehensive strategy to increase water storage for agricultural purposes that will ensure storage has neutral or positive environmental benefits and does not negatively impact fish and other core environmental requirements.
- Policy GG 1.2** Support the local agricultural sector's efforts to adapt to changing climate conditions and capitalize on sustainable business opportunities.
- Policy GG 1.3** Promote environmentally sustainable water-storage and farming practices that help agricultural producers adapt to changing conditions and reduce production losses while balancing ecosystem needs.

Buildings & Energy

Goal GG 2: *Ensure that energy infrastructure – including generation and transmission – is able to accommodate renewable energy opportunities and to withstand and recover quickly from the impacts of extreme weather and other natural hazards worsened by climate change.*

Policy GG 2.1 Plan and build facilities, utilities, and infrastructure projects to avoid or withstand flooding.

Policy GG 2.2 Work with energy utilities to improve the safety and reliability of infrastructure vulnerable to climate change.

Policy GG 2.3 Require new subdivisions to bury electricity transmission lines and associated infrastructure to reduce damage from storms and wildfire ignition risks.

Goal GG 3: *Ensure that buildings are designed and built sustainably to reduce environmental impacts and remain resilient to extreme weather and other hazards worsened by climate change.*

Policy GG 3.1 Adopt fire-resilience standards for new and redeveloped sites in high-risk wildfire areas.

Policy GG 3.2 Develop or modify design standards to integrate exterior building features that reduce the impacts of climate change and increase resilience.

Cultural Resources & Practices

Goal GG 4: *Ensure that cultural resources and practices – including significant historic sites and culturally important traditional foods and natural resources – are resilient to the impacts of extreme weather and other natural hazards worsened by climate change.*

Policy GG 4.1 Protect significant historic sites prone to floods or other hazards worsened by climate change.

Goal GG 5: *Ensure environmental justice by providing all residents an equitable opportunity to learn about climate impacts, influence policy decisions, and take actions to enhance community resilience.*

Policy GG 5.1 Build and support partnerships with community-based organizations with the capacity and relationships to convene diverse coalitions of residents and to educate and empower them to implement climate resilience actions.

Goal GG 6: *Provide emissions-reduction educational workshops, activities, and engagement opportunities, especially those that prioritize equity and underrepresented communities.*

Policy GG 6.1 Partner with schools, libraries, and local organizations to host regular community workshops and attend events to discuss emissions-reduction strategies, including energy efficiency, renewable energy, zero waste living, and clean transportation.

Policy GG 6.2 Ensure all educational materials and events are culturally and linguistically accessible to residents, with particular attention to historically underserved populations.

Ecosystems

Goal GG 7: *Increase tree canopy cover to boost carbon sequestration, reduce heat islands, and improve air quality, prioritizing overburdened communities.*

Policy GG 7.1 Require open space set-asides (such as parks) for new development of multifamily or single-family residential communities.

Policy GG 7.2 Maximize tree canopy coverage in surface parking lots.

Policy GG 7.3 Maintain and manage natural lands (forests, grasslands, wetlands) to maintain or increase their carbon concentrations and avoid conversion of carbon-rich ecosystems.

Emergency Management

Goal GG 8: *Integrate GHG reduction strategies into emergency preparedness, response, recovery, and mitigation efforts to enhance climate resilience and reduce long-term emissions.*

Policy GG 8.1 Encourage emergency management facilities and backup power systems to transition to low-carbon or renewable energy sources.

Policy GG 8.2 Ensure the Local Hazard Mitigation Plan (LHMP) includes specific strategies for GHG reduction and climate-smart emergency response infrastructure.

Policy GG 8.3 Reduce emissions from emergency evacuations and disaster-related transportation through efficient, multimodal, and low-carbon options.

Policy GG 8.4 Develop local resilience hubs powered by renewable energy to serve as cooling/warming centers, communication hubs, and emergency supply distribution points.

Health & Well-being

Goal GG 9: *Improve community health and well-being through strategies that reduce greenhouse gas emissions and support equitable access to clean air, safe housing, active transportation, and healthy environments.*

- Policy GG 9.1** Expand infrastructure and programs that encourage walking, biking, and transit to reduce emissions and improve physical health.
- Policy GG 9.2** Reduce emissions and improve respiratory health by promoting high-efficiency, low-emission home upgrades.
- Policy GG 9.3** Increase tree canopy and access to green space to reduce urban heat, sequester carbon, and support mental and physical well-being.
- Policy GG 9.4** Design all health-related climate mitigation programs to prioritize vulnerable populations most affected by climate and air pollution impacts.

Zoning and Development

Resilience

Agriculture & Food Systems

Goal RE 1: *Ensure that the local agricultural economy – including food and materials producers, distributors, and sellers – is resilient to the impacts of extreme weather and other natural hazards worsened by climate change.*

- Policy RE 1.1** Coordinate with local, regional and state partners to develop and implement a comprehensive strategy to increase water storage for agricultural purposes that will ensure storage has neutral or positive environmental benefits and does not negatively impact fish and other core environmental requirements.
- Policy RE 1.2** Support the local agricultural sector's efforts to adapt to changing climate conditions and capitalize on sustainable business opportunities.
- Policy RE 1.3** Support the local agricultural sector's efforts to adapt to changing climate conditions and capitalize on sustainable business opportunities.

Goal RE 2: *Reduce Greenhouse Gas emissions in rural areas.*

- Policy RE 2.1** Phase out the use of gas-powered landscaping equipment.
- Policy RE 2.2** Promote the sale and use of agricultural supplies, pesticides, fertilizers, and fuels that are not derived from fossil fuels.

Buildings & Energy

Goal RE 3: *Maximize solar access of site design, where practicable, for new solar-ready residential and commercial buildings.*

Policy RE 3.1 Require solar panels on buildings with large rooftops, as well as within or over parking areas.

Policy RE 3.2 Install distributed renewable energy generation and battery infrastructure at public facilities to store renewable electricity generated on site and provide emergency power that ensures continuity of operations.

Goal RE 4: *Ensure that buildings use renewable energy, conservation, and efficiency technologies and practices to reduce greenhouse gas emissions.*

Policy RE 4.1 Require additional net-zero greenhouse gas emission features of all new residential and commercial structures.

Policy RE 4.2 Maximize renewable energy sources for the supply of electricity and heat to new and existing buildings.

Policy RE 4.3 Retrofit municipal buildings for energy efficiency.

Policy RE 4.4 Require all municipal buildings to be powered completely by renewable energy by 2045.

Cultural Resources & Practices

Goal RE 5: *Ensure that cultural resources and practices – including significant historic sites and culturally important traditional foods and natural resources – are resilient to the impacts of extreme weather and other natural hazards worsened by climate change.*

Policy RE 5.1 Protect significant historic sites prone to floods or other hazards worsened by climate change.

Goal RE 6: *Ensure environmental justice by providing all residents an equitable opportunity to learn about climate impacts, influence policy decisions, and take actions to enhance community resilience.*

Policy RE 6.1 Build and support partnerships with community-based organizations with the capacity and relationships to convene diverse coalitions of residents and to educate and empower them to implement climate resilience actions.

Ecosystems

Goal RE 7: *Ensure the protection and restoration of streams, riparian zones, estuaries, wetlands, and floodplains to achieve healthy watersheds that are resilient to climate change.*

- Policy RE 7.1** Implement actions identified in restoration and salmon recovery plans to improve the climate resilience of streams and watershed.
- Policy RE 7.2** Increase the climate resilience of native fish species and aquatic ecosystems by reducing the threat of aquatic invasive species (e.g., fish, plants, invertebrates).
- Policy RE 7.3** Restore the structure and function of streams and floodplains to increase habitat resilience for cold-water fish.

Goal RE 8: *Ensure the protection and recovery of ecosystems to provide healthy habitat in a changing climate.*

- Policy RE 8.1** Take inventory of and protect climate refugia and habitat connectivity needs for species under stress from climate change.
- Policy RE 8.2** Ensure no net loss of ecosystem composition, structure, and functions, especially in priority habitats and critical areas, and strive for net ecological gain to enhance climate resilience.

Emergency Management

Goal RE 9: *Develop and maintain local government staff members' technical expertise and skills related to climate change and environmental justice so as to improve communitywide policy implementation, equity, and resilience.*

- Policy RE 9.1** Create evacuation plans and outreach materials to help residents plan and practice actions that make evacuation quicker and safer
- Policy RE 9.2** Provide private forestland owners and residents living in Wildland-Urban Interface (WUI) areas information about fire prevention (e.g., Firewise) practices, and support application of such practices via building code provisions.

Goal RE 10: *Enhance emergency preparedness, response, and recovery efforts to mitigate risks and impacts associated with extreme weather and other hazards worsened by climate change.*

- Policy RE 10.1** Map transportation infrastructure that is vulnerable to repeated floods, landslides, and other natural hazards, and designate alternative travel routes for critical transportation corridors when roads must be closed.

- Policy RE 10.2** Factor climate impacts into the planning of operations and coordination of preparedness, response, and recovery activities among first-responders and partners, including public health, law enforcement, fire, school, and emergency medical services (EMS) personnel.
- Policy RE 10.3** Develop resilience hubs – community-serving facilities that are designed to support residents, coordinate communication, distribute resources, and reduce carbon pollution while enhancing quality of life.
- Policy RE 10.4** Support enhanced data collection for hazard events of all magnitudes to provide fuller understanding of the community’s hazard characteristics – including those affected by climate change.
- Policy RE 10.5** Develop and implement a strategy to expedite management of debris (e.g., downed tree limbs and buildings blocking roads and streams) after a disaster incident to reduce the risks of subsequent fire, flood, injury, and disease vectors.

Health & Well-being

Goal RE 11: *Protect community health and well-being from the impacts of climate change-exacerbated hazards – prioritizing focus on overburdened communities – and ensure that the most vulnerable residents do not bear disproportionate health impacts.*

- Policy RE 11.1** Evaluate and implement habitat reduction and population control for arthropod disease vectors (e.g., mosquitos and ticks) and zoonotic disease reservoirs (e.g., rodents) using integrated pest-management methods.
- Policy RE 11.2** Promote the use of health impact assessments and other tools to address the potential impacts of health, equity, and climate change on vulnerable populations.
- Policy RE 11.3** Enhance emergency preparedness, response, and recovery efforts to mitigate risks and impacts associated with extreme weather and other hazards worsened by climate change.

Appendix .

DRAFT

Downtown Tenino Concept Plan

Tenino's small-town charm and walkability are a defining characteristic of the downtown. However, downtown Tenino struggles to retain businesses, and pedestrians are often missing from the landscape. The following plan builds on downtown Tenino's strengths and addresses its challenges.

The City of Tenino believes that the highest potential for economic development and business development in the short-term is in the historic downtown of the community. This Downtown Plan is meant to identify methods to attract more visitors to the downtown, encourage more business activity, and enhance the quality of place on the community's main street.

While these concepts include a number of large projects, several are meant to illustrate small, simple concepts that could improve downtown through the efforts of interested citizens or businesses. These concepts (such as holding a temporary event in downtown, installing a wayfinding sign, or creating a place for a visitor or resident to sit) could be completed at minimal cost and contribute to the overall character and vitality of the area.

Vision

The vision behind each of these concepts is the creation of a vibrant pedestrian-oriented business district that respects and builds on the historic character of downtown Tenino.

Strategy

To reach this vision, the City of Tenino believes that it is essential to build on the distinct advantages of Tenino to encourage more residents near the downtown, more visitors to the downtown, and more businesses in the downtown. These distinct advantages (or things that are unlike any other community) include:

- Tenino's historic sandstone architecture, some of which was quarried less than three blocks from the buildings where it was used.
- The City Park is large for a community the size of Tenino and is located a short distance from downtown. This park includes the Quarry Pool, the Tenino Depot Museum, large sandstone blocks quarried from the former Tenino Sandstone Company quarry and play equipment for children. The park also connects to miles of trails through property owned by the Creekside Conservancy (the organization formerly known as the Heernet Environmental Foundation).
- The Yelm-Tenino Trail, which is 14 miles long and connects to an additional 22 miles of dedicated trails and nearby rural roads appreciated by cyclists.



Goals

The Downtown Plan is guided by three key goals that shape its vision and strategies for revitalization. These goals aim to create a vibrant, attractive, and functional downtown that supports businesses, residents, and visitors alike.

Increase Downtown Activity and Foot Traffic.

A thriving downtown relies on people—residents, workers, and visitors—who shop, dine, and engage in the community. To encourage more people to spend time downtown, the plan emphasizes strategies such as:

- Expanding mixed-use development and housing to bring more housing and businesses into the downtown core.
- Supporting small businesses and attracting new retail, dining, and entertainment options.
- Hosting events, markets, and cultural activities to draw both locals and visitors.
- Improving pedestrian and bike access to make downtown more walkable and inviting.

By increasing foot traffic, downtown businesses will see greater support, and the area will become a more dynamic and economically sustainable district.

Enhance the Quality of Place.

A visually appealing and well-maintained downtown encourages people to visit, linger, and return. Improving the quality of place involves:

- Investing in streetscape improvements, including landscaping, lighting, and public seating.
- Preserving and highlighting historic buildings to maintain downtown's unique character.
- Expanding public spaces such as plazas, parks, and gathering areas to create inviting social hubs.
- Encouraging high-quality design in new developments to maintain an aesthetically pleasing and cohesive downtown environment.

A well-designed and attractive downtown strengthens community identity and fosters civic pride while making the area a destination for both residents and tourists.

Plan for Future Parking Needs

As the downtown area grows and attracts more visitors, the demand for parking will increase. To address this, the plan anticipates future parking challenges and proposes solutions such as:

- Evaluating current parking availability and identifying areas for expansion or improved efficiency.
- Encouraging shared parking agreements between businesses and property owners to maximize existing parking resources.
- Exploring structured parking options, including parking garages, to support long-term growth.
- Promoting alternative transportation methods, such as public transit, biking, and walking, to reduce the overall need for parking.

By proactively addressing parking concerns, the City can ensure that downtown remains accessible and convenient while supporting continued economic and social activity.

Concept 1: Increase Housing Density

Expanding mixed-use development and housing to bring more housing and businesses into the downtown core.

Vision

Downtown businesses supported through permanent residents, including seniors in senior housing and residents in new mixed-use and apartment projects.

- Goals met:**
- ☒ Increase Downtown Activity and Foot Traffic
 - ☒ Enhance the Quality of Place
 - ☐ Plan for Future Parking Needs

Potential Housing Types and Locations

Figure 24. Potential Locations for Housing Near Downtown



Mixed-Use



Walkup Apartment



Townhouse

Concept 2: Support events, markets, and activities.

Supporting small businesses and attracting new retail, dining, and entertainment options and hosting events, markets, and cultural activities to draw both locals and visitors.

Vision

Downtown businesses supported through temporary events, such as markets, craft fairs, music shows, or community movie nights that bring people into the area. The closer the event is located to downtown the better.

- Goals met:**
- ☒ Increase Downtown Activity and Foot Traffic
 - ☒ Enhance the Quality of Place
 - ☐ Plan for Future Parking Needs



Farmers' Market - Port Townsend, Washington

Potential Spaces for Temporary Events



Concept 3: Improve Pedestrian and Bike Accessibility

Improving pedestrian and bike access to make downtown more walkable and inviting.

Long-Term Vision

A pedestrian-friendly Sussex Avenue with slower traffic, areas of wider sidewalks, and business seating on the street.

Short-Term Vision

Outdoor cafes, pedestrian spaces, and seating on side streets, back alleys, and unique places on the front or sides of buildings.

- Goals met:**
- ☒ Increase Downtown Activity and Foot Traffic
 - ☒ Enhance the Quality of Place
 - ☐ Plan for Future Parking Needs

Potential Locations for Outdoor Seating in Historic Downtown



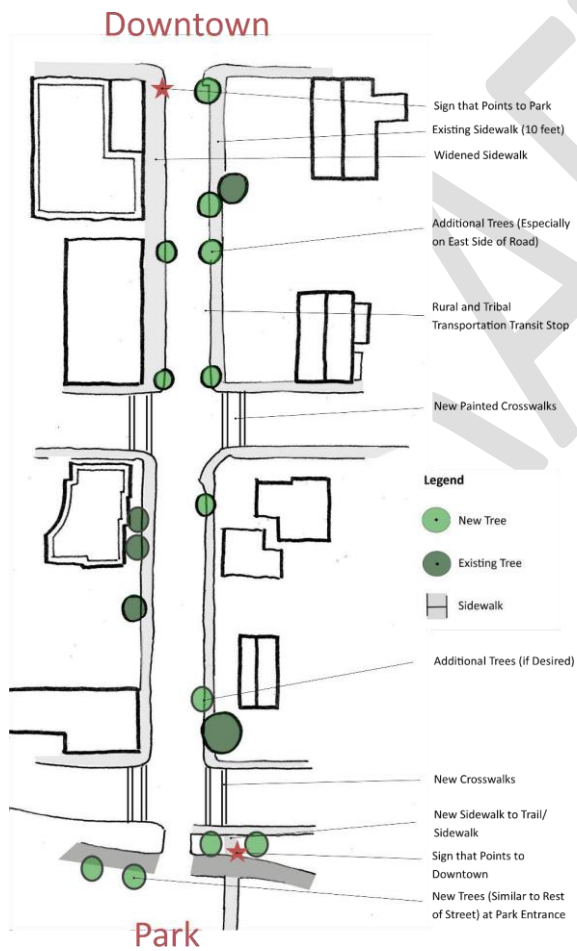
Concept 4: Connect the Park to Downtown

Vision

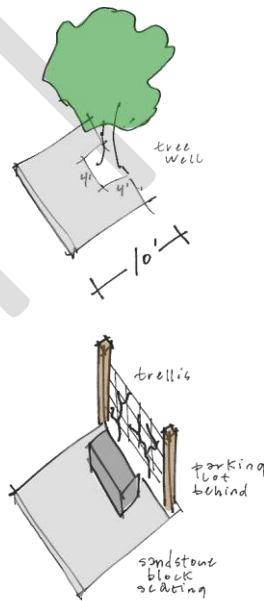
A pedestrian friendly link to the park along Olympia Avenue that can double as a home for community events such as markets, fairs, concerts, or outdoor movies.

- Goals met:**
- ☒ Increase Downtown Activity and Foot Traffic
 - ☒ Enhance the Quality of Place
 - ☐ Plan for Future Parking Needs

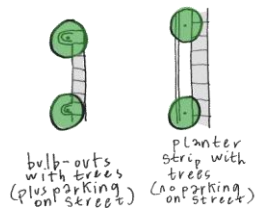
Conceptual Site Plan



Adding Vegetation to East Sidewalk



Potential Methods to Add Vegetation to Street



Concept 5: Bike Path/System through Downtown

Develop a bike system that leads bikers and pedestrians through downtown.

Vision

A bike network that leads people from the park to and from downtown and visa-versa with:

- Bike routes that showcase the community.
- Bike route markers that point people into downtown.
- Bike markings that guide people to the best routes to travel.

Goals met:

- ☒ Increase Downtown Activity and Foot Traffic
- ☒ Enhance the Quality of Place
- ☐ Plan for Future Parking Needs

Potential Bike Routes



Wayfinding Approaches

A. Stencils on Bike/Car Roads



B.

Wayfinding Signs

Views



1. Scatter Creek and Hill



2. Mount Rainier



3. Downtown

Concept 6: Build on Character of Downtown

Vision

New buildings that complement existing historic structures through features such as increased fenestration such as windows, three-dimensional facades, and similar roof lines. Additionally structures should be set at or near the front of the property line, include landscaping or other visual decoration, and use high quality materials.

- Goals met:**
- ☒ Increase Downtown Activity and Foot Traffic
 - ☒ Enhance the Quality of Place
 - ☐ Plan for Future Parking Needs



Lots of windows



Three Dimensional Facades



Structures Set at or Near Front Property Line



Plants/Art



High Quality Materials



Similar Roof Lines

Concept 7: Create Gateways into Downtown

Vision

A series of gateways on each side of downtown that define the historic downtown area, slow traffic and act as an amenity for future development of surrounding parcels.

- Goals met:**
- ☐ Increase Downtown Activity and Foot Traffic
 - ☒ Enhance the Quality of Place
 - ☐ Plan for Future Parking Needs

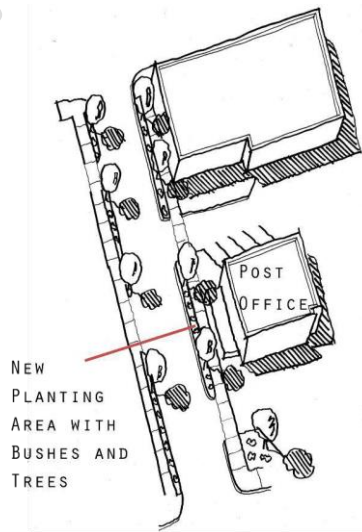
Potential Areas for Gateways and Roundabouts



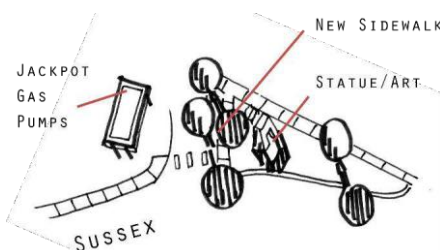
A. Old Hwy 99 and Sussex Square (Conceptual Drawing)



B. East Downtown Gateway (Conceptual Drawing)



C. Ritter and Sussex Square (Conceptual Drawing)



Concept 8: Better utilize areas for additional parking

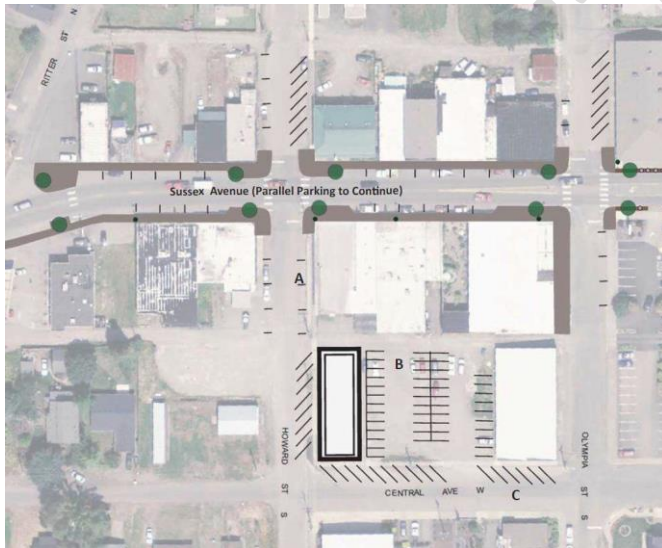
Better utilize side streets, back streets and alleys for parking.

Vision

Parking on Sussex, Olympia, Howard, Hodgden, and Central Avenue, and off the alleys. If necessary, additional parking agreements made with groups like the School District and the Tenino First Presbyterian Church.

- Goals met:**
- ☒ Increase Downtown Activity and Foot Traffic
 - ☒ Enhance the Quality of Place
 - ☒ Plan for Future Parking Needs

Potential Areas for Parking



- A. Parallel on-street parking on Olympia and Howard (south of Sussex) is considered the most feasible and desirable parking arrangement at this time.
- B. Creating defined parking spaces in the parking lot behind the Sandstone Café is desirable—as defining spaces would offer businesses the opportunity to have a similar number of spots as at present, while offering a space for a new building (a 40' by 112' foot structure is shown above). The existing parking arrangements are haphazard and inherently inefficient in their use of space.
- C. Angled parking on one side of the road will work with two lane traffic in certain areas.

It should be noted that one-way streets with angled parking on one side will not result in substantially more parking spaces than two-way streets with parallel parking on both sides. However, one-way streets with angled parking on both sides are generally not considered necessary, feasible, or desirable at this point in time.

Housing

Goal LU 4: The addition of housing units within residential neighborhoods does not detract from the character of existing single-family development.

Commented [MP22]: Existing

Policy LU 4.1 Identify methods to respectfully include new housing units within existing single-family residential neighborhoods, including promoting housing infill by allowing middle housing types that meet a greater range of lifestyle and income needs.

Policy LU 4.1 Consider changes to the zoning code to allow housing types that are similar to existing precedents found within the community such as bungalow courts, cottage house, accessory dwelling units, and small multifamily structures.

Action: Promote housing infill by allowing middle housing types that are compatible with the surrounding neighborhood.

Climate Policies

Goal CL 1: Create a sustainable community that will provide for the present and future needs of Tenino's citizens.

Commented [MP23]: County wide Goal LU-3

Policy CL 1.1 Embrace and implement a sustainable community philosophy for the City.

Action: Adopt policies and land use designations consistent with sustainable community philosophy.

Action: Implement building codes that ensure the availability of suitable structures for multi-use tenants.

Action: Educate the citizens of Tenino on the sustainable community concept.

Appendix .

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Adopted Housing Action Plan

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PART II - LAND DEVELOPMENT REGULATIONS CODE
Title 106 ZONING DESIGNATIONS

Title 106 ZONING DESIGNATIONS

CHAPTER 106.10. ESTABLISHMENT OF ZONES¹

106.10.010. Purpose.

The purpose of this chapter is to establish the zones and overlays that regulate physical development, use, development options, and subdivision. Zone and overlay standards are established in order to achieve the desired future land use articulated in the Comprehensive Plan. The zones are grouped into overlay districts, residential zones, nonresidential zones, and special purpose zones for organizational purposes.

(Ord. No. 823, § 9, 11-13-2012; Ord. No. 881, § 24, 9-26-2017)

106.10.020. Reserved.

Editor's note(s)—Ord. No. 881, § 25, adopted September 26, 2017, repealed § 106.10.020, which pertained to establishment of allowed land uses and derived from Ord. No. 823, § 9, 11-13-2012.

106.10.030. Reserved.

Editor's note(s)—Ord. No. 881, § 26, adopted September 26, 2017, repealed § 106.10.030, which pertained to organization and derived from Ord. No. 823, § 9, 11-13-2012.

106.10.040. Establishment of zones.

- A. Zoning boundaries are depicted on the city's official zoning map, which is hereby adopted by reference. The abbreviated zoning designations used in this title have the same meaning as the entire zoning district classification title and are meant to implement the Comprehensive Plan Future Land Use designations for the city.
- B. Individual water, on-site wastewater, public water and public wastewater availability help determine the zoning densities allowed within each of the established zones. When private water or sewerage facilities are sought within the community, the Thurston county health department is the jurisdiction with approval authority regarding ultimate lot size, which may require more land than is shown in Table 106.10.070-2. This decision is based on physical constraints of the land including proximity of individual water (if applicable) and area requirements for on-site waste systems.
- C. Notwithstanding any provisions in this title to the contrary, surveying the location of lot lines or setback lines at a development site and/or construction related thereto shall be the responsibility of the applicant/owner.

(Ord. No. 823, § 9, 11-13-2012)

¹Editor's note(s)—Ordinance No. 881, § 23, adopted September 26, 2017, renamed Chapter 106.10 to read as herein set out. Formerly, such chapter pertained to land use zones.

106.10.050. Zoning map.

- A. The location and boundaries of all zones or districts designated in this title are hereby established as shown on the map entitled, City of Tenino Official Zoning Map, as adopted herewith and as may be amended from time to time, and hereafter may be referred to as "the zoning map." The zoning map shall be as shown on a geographic coverage layer attributed to zoning that is maintained as a part of the city's geographic information system (GIS) under the supervision of the designee. No unauthorized person may alter or modify the zoning geographic information system layer without approval by the designee. This geographic coverage layer, and as amended from time to time, shall constitute the official zoning map for the city's zoning jurisdictions and shall be incorporated into this title by reference as if fully set forth herein. An original, signed copy of the zoning map containing the zoning districts designated at the time of adoption of this title shall be retained in the office of the city clerk pursuant to RCW 35.63.100, and duplicates shall be filed in the community development department for reference and public distribution. All amendments thereafter made to the zoning map shall be made by ordinance and shall be reflected on such map, and it shall be the responsibility of the community development department to ensure that an up-to-date map is maintained at all times.
- B. Where questions arise concerning the location of a district boundary, the designee shall interpret the zone boundaries as a Process I Land Use Action.

(Ord. No. 823, § 9, 11-13-2012)

106.10.060—106.10.080. Reserved.

Editor's note(s)—Ord. No. 881, §§ 27—29, adopted September 26, 2017, repealed § 106.10.060—106.10.080, which pertained to purpose of zoning districts; development standards for zoning districts; additional standards for West Tenino Zone and derived from Ord. No. 823, § 9, 11-13-2012; Ord. No. 829, § 1, 10-8-2013.

CHAPTER 106.20. OVERLAY DISTRICTS²

106.20.010. Historic preservation overlay (HP) district.

- A. The city has a designated historic preservation overlay zone that includes 21 properties with frontage on Sussex Avenue, and encompasses 2.99 acres. The historic preservation (HP) zone district is identified to encourage the preservation of lands, sites, and structures of historical or archaeological significance through continued use of these historic places and structures.
- B. Most of the properties within the HP overlay zone have been submitted for listing on the National Historic Register as historic properties. The current and underlying zoning (C-1) remains in effect, to include height, setbacks, density, and uses as allowed in Tables 106.10.070-1 and 106.10.70-2, except public facility permits

²Editor's note(s)—Ord. No. 823, § 10, adopted November 13, 2012, amended chapter 106.20 in its entirety to read as herein set out. Former chapter 106.20, §§ 106.20.010—106.20.130, pertained to land use zones, and derived from Ord. No. 710, 4-26-2004; Ord. No. 731, 2-13-2007; Ord. No. 754, § 17, 2-24-2009; Ord. No. 791, § 2, 3-8-2011; Ord. No. 801, §§ 5—20, 11-22-2011; Ord. No. 805, §§ 1, 2, 12-13-2011; Ord. No. 810, §§ 1, 2, 2-28-2012.

not allowed within this overlay district. Renovations or new building will require design review pursuant to this code, to preserve the historic buildings or structures.

(Ord. No. 823, § 10, 11-13-2012)

106.20.020. Historic character overlay (HC) zoning district.

- A. *Purpose.* The purpose of this district is to promote the city's sandstone heritage by requiring new commercial development in the downtown core to add sandstone to the exterior of its building and to encourage existing buildings to also add sandstone.
- B. *Focal point.* The downtown area is the focal point of the community, and contains most of the area's historic sandstone buildings. The downtown area includes retail and service oriented businesses and is characterized by historic sandstone buildings built in the early 1900s as well as newer development that includes sandstone facades on buildings.
- C. *Intent.* The intent of this zone is to highlight the city's sandstone heritage by requiring design review standards for all new commercial activities fronting the main arterials within this district. Design standards shall require the use of sandstone and/or brick to some degree pursuant to this code. Existing commercial business will be encouraged, but not required, to conform to the design character. The current and underlying zoning (C-1) remains in effect, to include height, setbacks, density and uses as allowed in Tables 106.10.070-1 and 106.10.070-2, except public facility permits not allowed within this overlay district.

(Ord. No. 823, § 10, 11-13-2012)

106.20.030. Professional office (PO) overlay zoning district.

- A. *Purpose.* The professional office overlay zone is meant to allow administrative and professional offices and private training school uses in addition to the uses allowed in the underlying zone. The goal of this overlay designation is to provide incentives for owners to rehabilitate existing older single-family homes in the area into uses that are not overly intrusive to other existing residential uses, while providing an additional means of economic development for the city.
- B. *Conformance with standards of underlying zone.* Uses and development standards of this overlay zone shall conform to the requirements of the underlying zoning district.
- C. *Additional permitted uses.* This overlay zone allows for the following office/business uses in addition to the uses allowed by the underlying zone:
 - 1. Administrative and professional offices within existing single-family or duplex units;
 - 2. Small private training schools, such as tutors, music teachers, or similar uses, within existing single-family or duplex units.

106.20.040. Agricultural Innovation Park (AG) overlay zoning district

- A. *Purpose.* The Agricultural Innovation Park (AG) Overlay Zoning District is established to promote agricultural entrepreneurship, research, and education by allowing innovative agricultural uses and supporting activities within designated areas. This overlay is intended to enhance the economic viability of agriculture, support value-added processing, and foster community-based food systems while maintaining compatibility with surrounding land uses.
- B. *Applicability.* The AG Overlay may be applied to properties within zoning districts deemed appropriate by the City Council to encourage agricultural innovation and economic development, provided the underlying

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zoning remains in effect. The AG Overlay shall apply additional standards and permitted uses as outlined in this section.

C. Conformance with standards of underlying zone. Uses and development standards of this overlay zone shall conform to the requirements of the underlying zoning district.

D. Additional permitted uses. This overlay zone allows for the following office/business uses in addition to the uses allowed by the underlying zone:

1. Agricultural production and cultivation.
2. Research and development facilities related to agriculture, horticulture, aquaculture, or food systems.
3. Value-added processing facilities, including small-scale food processing, packaging, and distribution centers for agricultural products grown on-site or locally.
4. Agricultural education centers, demonstration farms, and training facilities.
5. Agricultural technology development and testing facilities.
6. Farmers markets and agricultural product sales limited to products grown or produced on-site or within the local region.
7. Accessory uses and structures customarily incidental to the above permitted uses.

E. Development Standards

1. Minimum Lot Size. The minimum lot size for the AG Overlay shall be consistent with the underlying zoning district, except as otherwise approved for agricultural innovation projects that demonstrate clustering or shared infrastructure to maximize land conservation.
2. Building Height. Maximum building height shall be 35 feet, unless otherwise approved for agricultural processing or research facilities demonstrating the need for additional height.
3. Setbacks. Setbacks shall conform to the underlying zoning district, except where reduced setbacks are approved to facilitate site design for agricultural innovation, provided impacts to neighboring properties are mitigated.
4. Parking. Parking requirements shall be determined based on proposed uses and shall minimize impervious surfaces to support stormwater management and agricultural viability.
5. Landscaping and Screening. Landscaping shall be provided along property boundaries adjacent to residential zones or public rights-of-way to buffer agricultural activities. Native and drought-tolerant species are encouraged.
6. Signage. Signage shall be limited to identification signs for facilities and directional signage, consistent with TMC 108.30.130.

F. Design Guidelines

1. Site design should integrate agricultural operations with educational, research, and innovation uses.
2. Buildings should utilize agricultural or rural architectural styles to maintain compatibility with surrounding rural and agricultural character.
3. Sustainable design practices, including energy-efficient buildings, water conservation, and low-impact development techniques, are encouraged.

G. Review and Approval Process

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Development proposals within the AG Overlay shall be reviewed in accordance with the applicable permit processes under Title 100. Projects proposing conditional uses or substantial site development shall require site plan review and may require a conditional use permit.

(Ord. No. 823, § 10, 11-13-2012)

CHAPTER 106.30 RESIDENTIAL ZONES

106.30.010. Single family-environmentally sensitive (SF-ES) zone.

- A. *Intent.* The single-family-environmentally sensitive zone requires special consideration of environmental constraints, thus typically requiring larger residential lots. This zoning district seeks to reduce potential impacts created by the built environment and any potential impact to the environment, while also considering any potential environmental consequences that may befall existing or permitted uses.
- B. *Physical development.* Standards applicable to physical development in the SF-ES zone are provided on the following pages. Where a cross-reference is listed, see the referenced title, chapter or section for additional standards.

1. Setbacks (min)	<i>Sec. 108.30.040</i>
Front:	20'
Garage/Carport:	20'
Side:	10'
Rear:	20'
2. Impervious surfaces	
Maximum	50%
3. Building coverage	
Maximum	n/a
4. Design standards	<i>Sec. 108.30.140</i>
Buildings	n/a
Lighting	n/a
Landscaping	
Parking lots	n/a
Street trees	n/a
Visual screening	n/a
5. Fencing	<i>Sec 108.30.040</i>
Height in any front yard (max)	4'
Height in any side yard (max)	6'
Height in any rear yard (max)	6'
6. Building height	<i>Sec. 108.30.040</i>
Maximum	35'
7. Environmental standards	
Shoreline development	Title 109
SEPA review	Title 110
Critical area buffers	Title 112
Wetlands	50'—300'

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CARAs	Protect water source
Frequently flooded areas	50'
Geologically hazardous areas	slope ht.
Wildlife habitat	varies
8. Signs	Sec. 108.30.130
9. Grading, erosion control, stormwater (reserved)	
10. Required physical development permits (reserved)	

- C. *Allowed uses and use standards.* Standards applicable to use are provided in this subsection. Where a cross-reference is listed, see the referenced title, chapter, or section for additional standards. All standards in Title 106 and Title 108 are applicable unless stated otherwise.

1. Allowed Uses			2. Parking (Ch. 108.50)	
Use	Definition/Standards	Permit	Minimum	Maximum
Open Space Uses				
<u>Agriculture</u>	[108.40.030.B.]	Y	n/a	n/a
Residential Uses				
<u>Detached Single-Family Unit</u>	[108.40.040.B.]	Y	2 per DU	n/a
<u>Lodging Uses</u>				
<u>Transitional Housing</u>	[108.40.050.D.]	C	1.5 per DU	n/a
<u>Permanent Supportive Housing</u>	[108.40.050.E.]	C	1.5 per DU	n/a
Institutional Uses				
Assembly	[108.40.060.B.]	C	Independent Calculation	
Emergency Services	[108.40.060.E.]	C	Independent Calculation	
Amusement and Recreation				
Outdoor Recreation	[108.40.080.C.]	Y	Independent Calculation	
Developed Recreation	[108.40.080.D.]	A	Independent Calculation	
Transportation and Infrastructure Uses				
Utility Facility	[108.40.100.C.]	C	1 per employee + 1 per stored vehicle	1 per employee + 1 per stored vehicle

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Wireless Telecommunications Facility	See Sec. 108.40.100.E.		1 per employee + 1 per stored vehicle	1 per employee + 1 per stored vehicle
<i>Accessory Uses</i>				
Accessory Dwelling Unit	[108.40.110.B.]	A	1 per DU	2 per DU
Bed and Breakfast	[108.40.110.C.]	A	0.75 per LU	1.5 per LU
Home Occupation	[108.40.110.D.]	A	n/a	n/a
Home Business	[108.40.110.E.]	C	1 per employee	1 per employee
Home Daycare	[108.40.110.G.]	A	1 per employee	1 per employee
Battery Charging Station	[108.40.110.H.]	Y	n/a	n/a
<i>Temporary Uses</i>				
Yard Sale	[108.40.120.B.]	Y	n/a	n/a
Farm Stand	[108.40.120.D.]	Y	5 per 1,000 sf display area	5 per 1,000 sf display area
Temporary Real Estate Sales Office	[108.40.120.E.]	A	2	4
Temporary Shelter	[108.40.120.F.]	A	2 per DU	2 per DU
Temporary Gravel Processing	[108.40.120.G.]	A	1 per employee	1 per employee
Y = allowed without use permit A = Administrative Use Permit required C = Conditional Use Permit required PF = Public Facilities Use Permit required (PO) = Only allowed in the PO Overlay				

<i>3. Performance standards</i>	
Outdoor Storage	(Sec. 108.60.020.)
Recreational Vehicles	Allowed if standards are met
Outdoor Storage Areas and Yards	Prohibited
Shipping Containers and Compartments	Allowed if standards are met
Refuse and Recycling	(Sec. 108.60.030.)
Trash and recycling enclosure required	>4 DUs and all nonresidential
Noise	(Sec. 108.60.040.)
Sound level at property line (max)	75 DBA
Vibration	(Sec. 108.60.050.)
Odors	(Sec. 108.60.060.)

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Light and Glare	(Sec. 108.60.070.)
Radioactivity and Electrical Disturbances	(Sec. 108.60.080.)

D. *Lot standards.*

1. *Minimum lot size.*
 - a. *Width:* 75 feet.
 - b. *Depth:* 90 feet.
 - c. *Area:* 10,890 square feet.
2. *Maximum residential density.* Residential density is calculated by dividing the number of dwelling units by the site area. The allowed density is generally based on the availability of a sewer system. Where sewer is not available, the city defers to the Thurston County Health Department to establish maximum densities.
 - a. *Individual water and septic.* Defers to Thurston County standards.
 - b. *Public water and individual septic.* Defers to Thurston County standards.
 - c. *Public water and sewer.* 4 du/ac.

E. *Development options and subdivision.* (Reserved.)

F. *Additional zone-specific standards.*

(Ord. No. 881, § 30, 9-26-2017)

106.30.020. Single Family (SF) Zone.

- A. *Intent.* The single-family zone provides for larger residential lots in specific areas where a pattern of larger lots exists. This zone seeks to preserve the identity of these residential areas and reduce traffic volumes to provide safe, family-friendly areas.
- B. *Physical development.* Standards applicable to physical development in the SF zone are provided on the following pages. Where a cross-reference is listed, see the referenced title, chapter or section for additional standards.

1. Setbacks (min)	<i>Sec. 108.30.040.</i>
Front:	10'
Garage/Carport:	20'
Side:	5'
Rear:	20'
2. Impervious Surfaces	
Maximum	50%
3. Building Coverage	
Maximum	n/a
4. Design Standards	<i>Sec. 108.30.140.</i>
Buildings	n/a
Lighting	n/a
Landscaping	
Parking lots	n/a

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Street trees	n/a
Visual screening	n/a
5. Fencing	<i>Sec 108.30.040.</i>
Height in any front yard (max)	4'
Height in any side yard (max)	6'
Height in any rear yard (max)	6'
6. Building Height	<i>Sec. 108.30.040.</i>
Maximum	35'
7. Environmental Standards	
Shoreline Development	Title 109
SEPA Review	Title 110
Critical Area Buffers	Title 112
Wetlands	50'—300'
CARAs	protect water source
Frequently Flooded Areas	50'
Geologically Hazardous Areas	slope ht.
Wildlife Habitat	varies
8. Signs	<i>Sec. 108.30.130.</i>
9. Grading, Erosion Control, Stormwater (reserved)	
10. Required Physical Development Permits (reserved)	

- C. *Allowed uses and use standards.* Standards applicable to use are provided in this subsection. Where a cross-reference is listed, see the referenced title, chapter, or section for additional standards. All standards in Title 106 and Title 108 are applicable unless stated otherwise.

1. Allowed Uses			2. Parking (Ch. 108.50)	
<i>Use</i>	<i>Definition/Standards</i>	<i>Permit</i>	<i>Minimum</i>	<i>Maximum</i>
Residential Uses				
Detached Single-Family Unit	[108.40.040.B.]	Y	2 per DU	n/a
Lodging Uses				
<u>Transitional Housing</u>	<u>[108.40.050.D.]</u>	<u>C</u>	<u>1.5 per DU</u>	<u>n/a</u>
<u>Permanent Supportive Housing</u>	<u>[108.40.050.E.]</u>	<u>C</u>	<u>1.5 per DU</u>	<u>n/a</u>
Institutional Uses				
Assembly	[108.40.060.B.]	C	Independent Calculation	
Daycare Center	[108.40.060.C.]	C	0.5 per employee	1 per employee
School	[108.40.060.D.]	C	Independent Calculation	
Emergency Services	[108.40.060.E.]	C	Independent Calculation	

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<i>Commercial Uses</i>				
Office	[108.40.070.B.]	A(PO)	1 per 1,000 sf	5.5 per 1,000 sf
<i>Amusement and Recreation</i>				
Outdoor Recreation	[108.40.080.C.]	Y	Independent Calculation	
Developed Recreation	[108.40.080.D.]	A	Independent Calculation	
<i>Transportation and Infrastructure Uses</i>				
Utility Facility	[108.40.100.C.]	C	1 per employee + 1 per stored vehicle	1 per employee + 1 per stored vehicle
Wireless Telecommunications Facility	See Sec. [108.40.100.E.]		1 per employee + 1 per stored vehicle	1 per employee + 1 per stored vehicle
<i>Accessory Uses</i>				
Accessory Dwelling Unit	[108.40.110.B.]	A	1 per DU	2 per DU
Bed and Breakfast	[108.40.110.C.]	C	0.75 per LU	1.5 per LU
Home Occupation	[108.40.110.D.]	A	n/a	n/a
Home Business	[108.40.110.E.]	C	1 per employee	1 per employee
Home Daycare	[108.40.110.G.]	A	1 per employee	1 per employee
Battery Charging Station	[108.40.110.H.]	Y	n/a	n/a
<i>Temporary Uses</i>				
Yard Sale	[108.40.120.B.]	Y	n/a	n/a
Farm Stand	[108.40.120.D.]	Y	5 per 1,000 sf display area	5 per 1,000 sf display area
Temporary Real Estate Sales Office	[108.40.120.E.]	A	2	4
Temporary Shelter	[108.40.120.F.]	A	2 per DU	2 per DU
Temporary Gravel Processing	[108.40.120.G.]	A	1 per employee	1 per employee

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Y = allowed without use permit A = Administrative Use Permit required C = Conditional Use Permit required PF = Public Facilities Use Permit required (PO) = Only allowed in the PO Overlay

<i>3. Performance Standards</i>	
Outdoor Storage	(Sec. 108.60.020.)
Recreational Vehicles	allowed if standards are met
Outdoor Storage Areas and Yards	Prohibited
Shipping Containers and Compartments	allowed if standards are met
Refuse and Recycling	(Sec. 108.60.030.)
Trash and recycling enclosure required	>4 DUs and all nonresidential
Noise	(Sec. 108.60.040.)
Sound level at property line (max)	75 DBA
Vibration	(Sec. 108.60.050.)
Odors	(Sec. 108.60.060.)
Light and Glare	(Sec. 108.60.070.)
Radioactivity and Electrical Disturbances	(Sec. 108.60.080.)

D. *Lot standards.*

1. *Minimum lot size.*
 - a. *Width:* 50 feet.
 - b. *Depth:* 75 feet.
 - c. *Area:* 5,445 square feet.
2. *Maximum residential density.* Residential density is calculated by dividing the number of dwelling units by the site area. The allowed density is generally based on the availability of a sewer system. Where sewer is not available, the city defers to the Thurston County Health Department to establish maximum densities.
 - a. *Individual water and septic:* Defers to Thurston County standards.
 - b. *Public water and individual septic:* Defers to Thurston County standards.
 - c. *Public water and sewer:* 8 du/ac.

E. *Development options and subdivision.* (Reserved).

F. *Additional zone-specific standards.*

1. *Battery Charging Stations.* Battery charging stations that require a 60 amp or higher dedicated breaker on a 480-volt or higher three-phase circuit with special grounding equipment are not allowed.

(Ord. No. 881, § 30, 9-26-2017)

106.30.030. Single-family/duplex (SFD) zone.

- A. *Intent.* The single-family/duplex zone is the city's primary residential zone, which provides for single-family and duplex dwellings in established residential neighborhoods.

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- B. *Physical development.* Standards applicable to physical development in the SFD zone are provided on the following pages. Where a cross-reference is listed, see the referenced title, chapter or section for additional standards.

1. Setbacks (min)		<i>Sec. 108.30.040.</i>
Front:		10'
Duplex:		15'
Garage/Carport:		20'
Side:		5'
Rear:		10'
2. Impervious Surfaces		
Maximum		50%
3. Building Coverage		
Maximum		n/a
4. Design Standards		<i>Sec. 108.30.140.</i>
Buildings		n/a
Lighting		n/a
Landscaping		
Parking lots		n/a
Street trees		n/a
Visual screening		n/a
5. Fencing		<i>Sec 108.30.040.</i>
Height in any front yard (max)		4'
Height in any side yard (max)		6'
Height in any rear yard (max)		6'
6. Building Height		<i>Sec. 108.30.040.</i>
Maximum		35'
7. Environmental Standards		
Shoreline Development		Title 109
SEPA Review		Title 110
Critical Area Buffers		Title 112
Wetlands		50'—300'
CARAs		protect water source
Frequently Flooded Areas		50'
Geologically Hazardous Areas		slope ht.
Wildlife Habitat		varies
8. Signs		
9. Grading, Erosion Control, Stormwater (reserved)		
10. Required Physical Development Permits (reserved)		

- C. *Allowed uses and use standards.* Standards applicable to use are provided in this subsection. Where a cross-reference is listed, see the referenced title, chapter, or section for additional standards. All standards in Title 106 and Title 108 are applicable unless stated otherwise.

1. Allowed Uses			2. Parking (Ch. 108.50)	
Use	Definition/Standards	Permit	Minimum	Maximum
<i>Residential Uses</i>				

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Detached Single-Family Unit	[108.40.040.B.]	Y	2 per DU	n/a
Duplex	[108.40.040.C.]	Y	2 per DU	n/a
<i>Lodging Uses</i>				
<u>Transitional Housing</u>	<u>[108.40.050.D.]</u>	<u>C</u>	<u>1.5 per DU</u>	<u>n/a</u>
<u>Permanent Supportive Housing</u>	<u>[108.40.050.E.]</u>	<u>C</u>	<u>1.5 per DU</u>	<u>n/a</u>
<i>Institutional Uses</i>				
Assembly	[108.40.060.B.]	C	Independent Calculation	
Daycare Center	[108.40.060.C.]	C	0.5 per employee	1 per employee
School	[108.40.060.D.]	C	Independent Calculation	
Emergency Services	[108.40.060.E.]	C	Independent Calculation	
<i>Amusement and Recreation</i>				
Outdoor Recreation	[108.40.080.C.]	Y	Independent Calculation	
Developed Recreation	[108.40.080.D.]	A	Independent Calculation	
<i>Transportation and Infrastructure Uses</i>				
Utility Facility	[108.40.100.C.]	C	1 per employee + 1 per stored vehicle	1 per employee + 1 per stored vehicle
Wireless Telecommunications Facility	See Sec. 108.40.100.E.		1 per employee + 1 per stored vehicle	1 per employee + 1 per stored vehicle
<i>Accessory Uses</i>				
Accessory Dwelling Unit	[108.40.110.B.]	A	1 per DU	2 per DU
Bed and Breakfast	[108.40.110.C.]	C	0.75 per LU	1.5 per LU
Home Occupation	[108.40.110.D.]	A	n/a	n/a
Home Business	[108.40.110.E.]	C	1 per employee	1 per employee

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Home Daycare	[108.40.110.G.]	A	1 per employee	1 per employee
Battery Charging Station	[108.40.110.H.] [subsection F.1.]	Y	n/a	n/a
Temporary Uses				
Yard Sale	[108.40.120.B.]	Y	n/a	n/a
Farm Stand	[108.40.120.D.]	Y	5 per 1,000 sf display area	5 per 1,000 sf display area
Temporary Real Estate Sales Office	[108.40.120.E.]	A	2	4
Temporary Shelter	[108.40.120.F.]	A	2 per DU	2 per DU
Temporary Gravel Processing	[108.40.120.G.]	A	1 per employee	1 per employee
Y = allowed without use permit A = Administrative Use Permit required C = Conditional Use Permit required PF = Public Facilities Use Permit required (PO) = Only allowed in the PO Overlay				

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3. Performance Standards	
Outdoor Storage	(Sec. 108.60.020.)
Recreational Vehicles	allowed if standards are met
Outdoor Storage Areas and Yards	Prohibited
Shipping Containers and Compartments	allowed if standards are met
Refuse and Recycling	(Sec. 108.60.030.)
Trash and recycling enclosure required	>4 DUs and all nonresidential
Noise	(Sec. 108.60.040.)
Sound level at property line (max)	75 DBA
Vibration	(Sec. 108.60.050.)
Odors	(Sec. 108.60.060.)
Light and Glare	(Sec. 108.60.070.)
Radioactivity and Electrical Disturbances	(Sec. 108.60.080.)

D. *Lot standards.*

1. *Minimum lot size.*
 - a. *Width:* 50 feet.
 - b. *Depth:* 60 feet.
 - c. *Area:* 5,445 square feet.
2. *Maximum residential density.* Residential density is calculated by dividing the number of dwelling units by the site area. The allowed density is generally based on the availability of a sewer system. Where sewer is not available, the city defers to the Thurston County Health Department to establish maximum densities.

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- a. *Individual water and septic:* Defers to Thurston County standards.
- b. *Public water and individual septic:* Defers to Thurston County standards.
- c. *Public water and sewer:* 15 du/ac.

E. *Development options and subdivision.* (Reserved).

F. *Additional zone-specific standards.*

- 1. *Battery charging stations.* Battery charging stations that require a 60 amp or higher dedicated breaker on a 480-volt or higher three-phase circuit with special grounding equipment are not allowed.

(Ord. No. 881, § 30, 9-26-2017)

106.30.040. Multi-family residential (MF) zone.

- A. *Intent.* The purpose of the multi-family residential zone is to promote small-lot detached dwellings and attached structures, such as apartments, condominiums and townhouses. This mix of housing may take a variety of forms, either mixed within a single site or mixed within a general area.
- B. *Physical development.* Standards applicable to physical development in the SFD zone are provided on the following pages. Where a cross-reference is listed, see the referenced title, chapter or section for additional standards.

1. Setbacks (min)	Sec. 108.30.040
Front:	10'
Garage/Carport:	20'
Side:	5'
Rear:	10'
2. Impervious Surfaces	
Maximum	60%
3. Building Coverage	
Maximum	n/a
4. Design Standards	Sec. 108.30.140
Buildings	Sec. 108.30.140
Lighting	90° cut-off angle required
Landscaping	
Parking lots	1 tree per 2,000 sf
Street trees	required
Visual screening	between uses
5. Fencing	Sec. 108.30.040
Height in any front yard (max)	4'
Height in any side yard (max)	6'
Height in any rear yard (max)	6'
6. Building Height	Sec. 108.30.040
Maximum	35'
7. Environmental Standards	
Shoreline Development	Title 109
SEPA Review	Title 110
Critical Area Buffers	Title 112
Wetlands	50'—300'

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CARAs	protect water source
Frequently Flooded Areas	50'
Geologically Hazardous Areas	slope ht.
Wildlife Habitat	varies
8. Signs	Sec. 108.30.130
9. Grading, Erosion Control, Stormwater (reserved)	
10. Required Physical Development Permits (reserved)	

- C. *Allowed uses and use standards.* Standards applicable to use are provided in this subsection. Where a cross-reference is listed, see the referenced title, chapter, or section for additional standards. All standards in Title 106 and Title 108 are applicable unless stated otherwise.

1. Allowed Uses			2. Parking (Ch. 108.50)	
Use	Definition/Standards	Permit	Minimum	Maximum
Residential Uses				
Detached Single-Family Unit	[108.40.040.B.]	Y	2 per DU	n/a
Duplex	[108.40.040.C.]	Y	2 per DU	n/a
Attached Single-Family Unit	[108.40.040.D.] [subsection F.1]	Y	1.5 per DU	2 per DU
Group Home	[108.40.040.E.]	Y	0.5 per bed	1.5 per bed
Lodging Uses				
Transitional Housing	[108.40.050.D.]	C	1.5 per DU	n/a
Permanent Supportive Housing	[108.40.050.E.]	C	1.5 per DU	n/a
Institutional Uses				
Assembly	[108.40.060.B.]	C	Independent Calculation	
Daycare Center	[108.40.060.C.]	A	0.5 per employee	1 per employee
School	[108.40.060.D.]	C	Independent Calculation	
Emergency Services	[108.40.060.E.]	C	Independent Calculation	
Commercial Uses				
Office	[108.40.070.B.]	A	1.5 per 1,000 sf	4 per 1,000 sf
Amusement and Recreation				
Outdoor Recreation	[108.40.080.C.]	Y	Independent Calculation	

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Developed Recreation	[108.40.080.D.]	A	Independent Calculation	
Transportation and Infrastructure Uses				
Utility Facility	[108.40.100.C.]	C	1 per employee + 1 per stored vehicle	1 per employee + 1 per stored vehicle
Wireless Telecommunications Facility	See Sec. 108.40.100.E.		1 per employee + 1 per stored vehicle	1 per employee + 1 per stored vehicle
Accessory Uses				
Accessory Dwelling Unit	[108.40.110.B.]	A	1 per DU	2 per DU
Bed and Breakfast	[108.40.110.C.]	Y	0.75 per LU	1.5 per LU
Home Occupation	[108.40.110.D.]	A	n/a	n/a
Home Business	[108.40.110.E.]	C	1 per employee	1 per employee
Home Daycare	[108.40.110.G.]	A	1 per employee	1 per employee
Battery Charging Station	[108.40.110.H.] [subsection F.2.]	Y	n/a	n/a
Temporary Uses				
Yard Sale	[108.40.120.B.]	Y	n/a	n/a
Farm Stand	[108.40.120.D.]	Y	5 per 1,000 sf display area	5 per 1,000 sf display area
Temporary Real Estate Sales Office	[108.40.120.E.]	A	2	4
Temporary Shelter	[108.40.120.F.]	A	2 per DU	2 per DU
Temporary Gravel Processing	[108.40.120.G.]	A	1 per employee	1 per employee
Y = allowed without use permit A = Administrative Use Permit required C = Conditional Use Permit required PF = Public Facilities Use Permit required (PO) = Only allowed in the PO Overlay				

3. Performance Standards	
Outdoor Storage	(Sec. 108.60.020.)
Recreational Vehicles	allowed if standards are met

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Outdoor Storage Areas and Yards	Prohibited
Shipping Containers and Compartments	allowed if standards are met
Refuse and Recycling	(Sec. 108.60.030.)
Trash and recycling enclosure required	>4 DUs and all nonresidential
Noise	(Sec. 108.60.040.)
Sound level at property line (max)	75 DBA
Vibration	(Sec. 108.60.050.)
Odors	(Sec. 108.60.060.)
Light and Glare	(Sec. 108.60.070.)
Radioactivity and Electrical Disturbances	(Sec. 108.60.080.)

D. *Lot standards.*

1. *Minimum lot size.*

- a. *Width:* 20 feet.
- b. *Depth:* 55 feet.

2. *Maximum residential density.* Residential density is calculated by dividing the number of dwelling units by the site area. The allowed density is generally based on the availability of a sewer system. Where sewer is not available, the city defers to the Thurston County Health Department to establish maximum densities.

- a. *Individual water and septic:* Defers to Thurston County standards.
- b. *Public water and individual septic:* Defers to Thurston County standards.
- c. *Public water and sewer:* 40 du/ac.

E. *Development options and subdivision.* (Reserved).

F. *Additional zone-specific standards.*

- 1. *Attached single-family dwellings.* The side yard setback may be reduced to zero feet when a row of townhouses or other attached dwelling units are constructed on different lots as part of the same development.

(Ord. No. 881, § 30, 9-26-2017)

CHAPTER 106.40. NONRESIDENTIAL ZONES

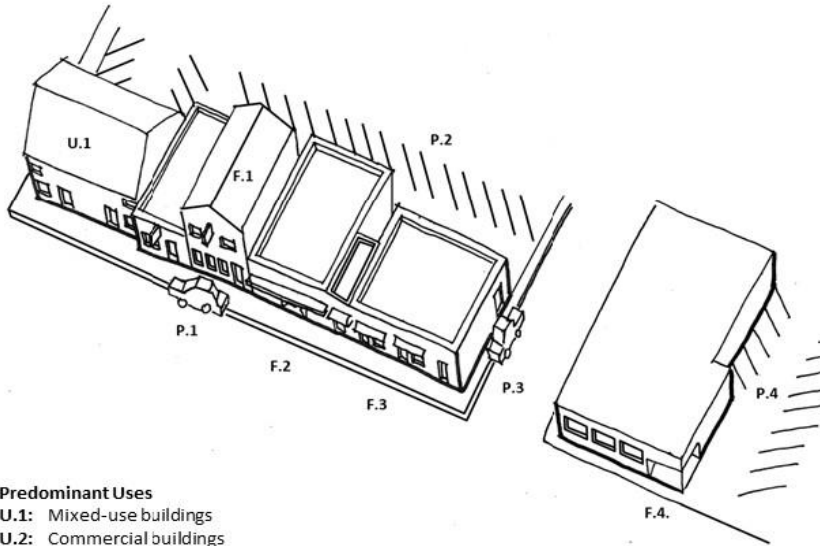
106.40.010. Commercial 1 (C1) zone.

- A. *Intent.* The commercial 1 zone encompasses the area in and around historic downtown Tenino and is meant to build on the historic and walkable nature of the area. Buildings are meant to be comprised of a high-quality design that compliments the historic architecture of the area, and storefronts are meant to contribute to the creation of a walkable business district, with features such as awnings, large windows and attractive window displays that help to encourage pedestrian exploration and purchasing within the area. Retail, service and certain craft uses, which generate significant pedestrian traffic, are meant to occupy bottom floors of buildings, while offices, services, and residences with lesser turnover are intended to be situated in upper stories or towards the back of structures. Buildings are meant to be set at or near the front

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property line to help define the walkable, pedestrian-oriented street front, and parking is intended to be located on the street, in shared parking facilities, or behind the structures.



Predominant Uses

- U.1: Mixed-use buildings
U.2: Commercial buildings

Predominant Form Characteristics

- F.1: New buildings designed to compliment scale of neighboring structures
F.2: Pedestrian-oriented design features (high degree of windows on ground floor, doors facing the street, weather protection features such as awnings)
F.3: Buildings set at front property line or at same setback as neighboring structures, and built to the side property line
F.4: Doors oriented to both street and side parking area, when side parking lot is utilized

Parking Arrangements

- P.1: On-street parking
P.2: Alley-accessed parking behind building
P.3: Parking on side streets
P.4: Side parking lot (allowed but not encouraged)

- B. *Physical development.* Standards applicable to physical development in the C1 zone are provided on the following pages. Where a cross-reference is listed, see the referenced title, chapter or section for additional standards.

1. <i>Setbacks (min)</i>	<i>Sec. 108.30.040</i>
Front:	0'
Garage/Carport:	0'
Side:	0'
Rear:	0'
2. <i>Impervious Surfaces</i>	
Maximum	100%
3. <i>Building Coverage</i>	

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Maximum	n/a
4. Design Standards	<i>Sec. 108.30.140</i>
Buildings	Sec. 108.30.140
Lighting	90° cut-off angle required
Landscaping	
Parking lots	1 tree per 2,000 sf
Street trees	required
Visual screening	between uses
5. Fencing	<i>Sec 108.30.040</i>
Height in any front yard (max)	4'
Height in any side yard (max)	6'
Height in any rear yard (max)	6'
6. Building Height	<i>Sec. 108.30.040</i>
Maximum	35'
7. Environmental Standards	
Shoreline Development	Title 109
SEPA Review	Title 110
Critical Area Buffers	Title 112
Wetlands	50'—300'
CARAs	protect water source
Frequently Flooded Areas	50'
Geologically Hazardous Areas	slope ht.
Wildlife Habitat	varies
8. Signs	<i>Sec. 108.30.130</i>
9. Grading, Erosion Control, Stormwater (reserved)	
10. Required Physical Development Permits (reserved)	

- C. *Allowed Uses and Use Standards.* Standards applicable to use are provided in this subsection. Where a cross-reference is listed, see the referenced title, chapter, or section for additional standards. All standards in Title 106 and Title 108 are applicable unless stated otherwise.

1. Allowed Uses			2. Parking (Ch. 108.50)	
<i>Use</i>	<i>Definition/Standards</i>	<i>Permit</i>	<i>Minimum</i>	<i>Maximum</i>
Residential Uses				
Attached Single-Family Unit	[108.40.040.D.] [106.40.010.F.1]	A	1.5 per DU	2 per DU
Group Home	[108.40.040.E.] [106.40.010.F.1.]	A	0.5 per bed	1.5 per bed
Lodging Uses				
Conventional Lodging	[108.40.050.B.] [106.40.010.F.2]	Y	0.6 per LU	2 per LU
<u>Transitional Housing</u>	<u>[108.40.050.D.]</u>	<u>C</u>	<u>1.5 per DU</u>	<u>n/a</u>

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<u>Permanent Supportive Housing</u>	<u>[108.40.050.E.]</u>	<u>C</u>	<u>1.5 per DU</u>	<u>n/a</u>
<i>Institutional Uses</i>				
Assembly	[108.40.060.B.]	Y	Independent Calculation	
Daycare Center	[108.40.060.C.]	Y	0.5 per employee	1 per employee
Emergency Services	[108.40.060.E.]	A	Independent Calculation	
<i>Commercial Uses</i>				
Office	[108.40.070.B.]	Y	1 per 1,000 sf	4 per 1,000 sf
Retail	[108.40.070.C.]	Y	3 per 1,000 sf	6 per 1,000 sf
Service	[108.40.070.D.]	Y	2 per 1,000 sf	4 per 1,000 sf
Restaurant/Bar	[108.40.070.E.]	Y	5 per 1,000 sf	20 per 1,000 sf
Mobile Food Vendor	[108.40.070.F.]	A	Independent Calculation	
Heavy Retail/Service	[108.40.070.G.]	A	2 per 1,000 sf + 3 per repair bay + 1 per wash bay	6 per 1,000 sf + 3 per repair bay + 1 per wash bay
Nursery	[108.40.070.I.]	A	2 per 1,000 sf + 1 per 4,000 sf outdoor display area + 1 per employee	2 per 1,000 sf + 1 per 4,000 sf outdoor display area + 1 per employee
Battery Exchange Station	[108.40.070.J.]	C	Independent Calculation	
Marijuana Business	[108.40.070.K.]	A	3 per 1,000 sf	6 per 1,000 sf
<i>Amusement and Recreation</i>				
Amusement	[108.40.080.B.]	A	3 per 1,000 sf	5 per 1,000 sf
Outdoor Recreation	[108.40.080.C.]	Y	Independent Calculation	
Developed Recreation	[108.40.080.D.]	Y	Independent Calculation	
<i>Industrial Uses</i>				

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Craft Food Production	[108.40.090.B.]	A	Independent Calculation	
Light Industry	[108.40.090.C.]	C	0.5 per employee + 1 per company vehicle	1 per employee + 1 per company vehicle
<i>Transportation and Infrastructure Uses</i>				
Parking	[108.40.100.B.]	A	n/a	n/a
Utility Facility	[108.40.100.C.]	C	1 per employee + 1 per stored vehicle	1 per employee + 1 per stored vehicle
Wireless Telecommunications Facility	See Sec. 108.40.100.E.		1 per employee + 1 per stored vehicle	1 per employee + 1 per stored vehicle
<i>Accessory Uses</i>				
Bed and Breakfast	[108.40.110.C.]	Y	0.75 per LU	1.5 per LU
Home Occupation	[108.40.110.D.]	Y	n/a	n/a
Home Business	[108.40.110.E.]	A	1 per employee	1 per employee
Drive-Up Facility	[108.40.110.F.]	C	n/a	n/a
Home Daycare	[108.40.110.G.]	A	1 per employee	1 per employee
Battery Charging Station	[108.40.110.H.]	Y	n/a	n/a
<i>Temporary Uses</i>				
Yard Sale	[108.40.120.B.]	Y	n/a	n/a
Christmas Tree Sales	[108.40.120.C.]	Y	1 per 1,000 sf outdoor display area + 1 per employee	1 per 1,000 sf outdoor display area + 1 per employee
Farm Stand	[108.40.120.D.]	Y	5 per 1,000 sf display area	5 per 1,000 sf display area
Temporary Real Estate Sales Office	[108.40.120.E.]	A	2	4

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Temporary Shelter	[108.40.120.F.]	A	2 per DU	2 per DU
Temporary Gravel Processing	[108.40.120.G.]	A	1 per employee	1 per employee
Y = allowed without use permit A = Administrative Use Permit required C = Conditional Use Permit required PF = Public Facilities Use Permit required (PO) = Only allowed in the PO Overlay				

3. Performance Standards	
Outdoor Storage	(Sec. 108.60.020)
Recreational Vehicles	allowed if standards are met
Outdoor Storage Areas and Yards	allowed if standards are met
Shipping Containers and Compartments	allowed if standards are met
Refuse and Recycling	(Sec. 108.60.030)
Trash and recycling enclosure required	>4 DUs and all nonresidential
Noise	(Sec. 108.60.040)
Sound level at property line (max)	75 DBA
Vibration	(Sec. 108.60.050)
Odors	(Sec. 108.60.060)
Light and Glare	(Sec. 108.60.070)
Radioactivity and Electrical Disturbances	(Sec. 108.60.080)

D. *Lot standards.*

1. *Minimum lot size.*

- a. *Width:* 20 feet.
- b. *Depth:* 24 feet.

2. *Maximum residential density.* Residential density is calculated by dividing the number of dwelling units by the site area. The allowed density is generally based on the availability of a sewer system. Where sewer is not available, the city defers to the Thurston County Health Department to establish maximum densities.

- a. *Individual water and septic:* Defers to Thurston County standards.
- b. *Public water and individual septic:* Defers to Thurston County standards.
- c. *Public water and sewer:* 40 du/ac.

E. *Development Options and Subdivision.* (Reserved).

F. *Additional zone-specific standards.*

1. *Residential uses.* Residential uses may only be allowed as part of a mixed-use development and must not be located on the ground floor.
2. *Conventional lodging.* Conventional lodging may only be allowed as part of a mixed-use development.
3. *On-street parking.* Required parking may be provided on-street provided the following standards are met.

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- a. An on-street parking space shall have the following length of uninterrupted curb adjoining to the lot of record of the proposed use.

Uninterrupted Curb Per On-Street Parking Space	
Parking Space Angle	Uninterrupted Curb
Parallel	22'
45°/60°	20'
90°	9'

- b. On-street parking shall not be provided along a yellow curb or other no parking areas put in place by the City or WSDOT.
- c. The on-street parking shall follow the established configuration of existing on-street parking.
- d. On-street parking spaces shall be available for use by the public at all times. Signs or actions limiting public use of on-street spaces are prohibited.

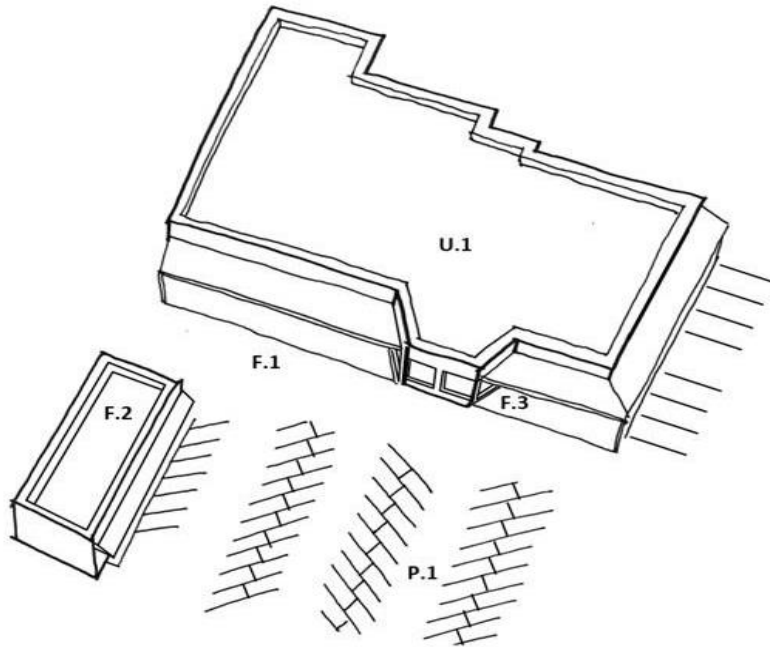
(Ord. No. 881, § 31, 9-26-2017)

106.40.020. Commercial 2 (C2) zone.

- A. *Intent.* The commercial 2 zone is located at entrances to the community and at major community intersections. The zone is meant to accommodate primarily commercial uses, such as retail and service uses, though some dwellings in upper stories of structures are appropriate if desired. The zone is meant to be targeted primarily to passing motorists, though some individuals will walk to the area. Parking is meant to be located on-site.

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Predominant Uses

U.1: Auto-oriented commercial buildings (and possibly mixed-use buildings)

Predominant Form Characteristics

F.1: Buildings oriented to automobile traffic, though features to promote walking also included

F.2: Buildings set either near the front property line or back from the street

F.3: Doors oriented to parking lot

Parking Arrangements

P.1: On-site parking (either between buildings and street or inside parcel)

- B. *Physical development.* Standards applicable to physical development in the C2 zone are provided on the following pages. Where a cross-reference is listed, see the referenced title, chapter or section for additional standards.

1. Setbacks (min)	<i>Sec. 108.30.040</i>
Front:	0'
Garage/Carport:	0'
Side:	0'
Rear:	0'
2. Impervious Surfaces	
Maximum	100%
3. Building Coverage	
Maximum	n/a
4. Design Standards	<i>Sec. 108.30.140</i>

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Buildings	Sec. 108.30.140
Lighting	90° cut-off angle required
Landscaping	
Parking lots	1 tree per 2,000 sf
Street trees	required
Visual screening	between uses
5. Fencing	Sec. 108.30.040
Height in any front yard (max)	4'
Height in any side yard (max)	6'
Height in any rear yard (max)	6'
6. Building Height	Sec. 108.30.040
Maximum	35'
7. Environmental Standards	
Shoreline Development	Title 109
SEPA Review	Title 110
Critical Area Buffers	Title 112
Wetlands	50'—300'
CARAs	protect water source
Frequently Flooded Areas	50'
Geologically Hazardous Areas	slope ht.
Wildlife Habitat	varies
8. Signs	Sec. 108.30.130
9. Grading, Erosion Control, Stormwater (reserved)	
10. Required Physical Development Permits (reserved)	

- C. *Allowed uses and use standards.* Standards applicable to use are provided in this subsection. Where a cross-reference is listed, see the referenced title, chapter, or section for additional standards. All standards in Title 106 and Title 108 are applicable unless stated otherwise.

1. Allowed Uses			2. Parking (Ch. 108.50)	
Use	Definition/Standards	Permit	Minimum	Maximum
<i>Residential Uses</i>				
Attached Single-Family Unit	[108.40.040.D.] [106.40.020.F.1]	A	1.5 per DU	2 per DU
Group Home	[108.40.040.E.] [106.40.020.F.1]	A	0.5 per bed	1.5 per bed
Correctional Group Home	[108.40.040.F.] [106.40.020.F.1]	PF	0.5 per bed	1.5 per bed
<i>Lodging Uses</i>				
Conventional Lodging	[108.40.050.B.]	Y	0.6 per LU	2 per LU
<u>Transitional Housing</u>	<u>[108.40.050.D.]</u>	<u>C</u>	<u>1.5 per DU</u>	<u>n/a</u>

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<u>Permanent Supportive Housing</u>	<u>[108.40.050.E.]</u>	<u>C</u>	<u>1.5 per DU</u>	<u>n/a</u>
<i>Institutional Uses</i>				
Assembly	[108.40.060.B.]	Y	Independent Calculation	
Daycare Center	[108.40.060.C.]	Y	0.5 per employee	1 per employee
School	[108.40.060.D.]	C	Independent Calculation	
Emergency Services	[108.40.060.E.]	A	Independent Calculation	
<i>Commercial Uses</i>				
Office	[108.40.070.B.]	Y	1.5 per 1,000 sf	4 per 1,000 sf
Retail	[108.40.070.C.]	Y	3 per 1,000 sf	6 per 1,000 sf
Service	[108.40.070.D.]	Y	2 per 1,000 sf	4 per 1,000 sf
Restaurant/Bar	[108.40.070.E.]	Y	5 per 1,000 sf	20 per 1,000 sf
Mobile Food Vendor	[108.40.070.F.]	A	Independent Calculation	
Heavy Retail/Service	[108.40.070.G.]	A	2 per 1,000 sf + 3 per repair bay + 1 per wash bay	6 per 1,000 sf + 3 per repair bay + 1 per wash bay
Nursery	[108.40.070.I.]	A	2 per 1,000 sf + 1 per 4,000 sf outdoor display area + 1 per employee	2 per 1,000 sf + 1 per 4,000 sf outdoor display area + 1 per employee
Battery Exchange Station	[108.40.070.J.]	A	Independent Calculation	
Marijuana Business	[108.40.070.K.]	A	3 per 1,000 sf	6 per 1,000 sf
<i>Amusement and Recreation</i>				
Amusement	[108.40.080.B.]	A	3 per 1,000 sf	5 per 1,000 sf
Outdoor Recreation	[108.40.080.C.]	Y	Independent Calculation	
Developed Recreation	[108.40.080.D.]	Y	Independent Calculation	

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<i>Industrial Uses</i>				
Craft Food Production	[108.40.090.B.]	A	Independent Calculation	
Light Industry	[108.40.090.C.]	A	0.5 per employee + 1 per company vehicle	1 per employee + 1 per company vehicle
<i>Transportation and Infrastructure Uses</i>				
Parking	[108.40.100.B.]	A	n/a	n/a
Utility Facility	[108.40.100.C.]	C	1 per employee + 1 per stored vehicle	1 per employee + 1 per stored vehicle
Wireless Telecommunications Facility	See Sec. 108.40.100.E.		1 per employee + 1 per stored vehicle	1 per employee + 1 per stored vehicle
<i>Accessory Uses</i>				
Bed and Breakfast	[108.40.110.C.]	Y	0.75 per LU	1.5 per LU
Home Occupation	[108.40.110.D.]	Y	n/a	n/a
Home Business	[108.40.110.E.]	A	1 per employee	1 per employee
Drive-Up Facility	[108.40.110.F.]	Y	n/a	n/a
Home Daycare	[108.40.110.G.]	A	1 per employee	1 per employee
Battery Charging Station	[108.40.110.H.] [Subsection F.1.]	Y	n/a	n/a
<i>Temporary Uses</i>				
Yard Sale	[108.40.120.B.]	Y	n/a	n/a
Christmas Tree Sales	[108.40.120.C.]	Y	1 per 1,000 sf outdoor display area + 1 per employee	1 per 1,000 sf outdoor display area + 1 per employee
Farm Stand	[108.40.120.D.]	Y	5 per 1,000 sf display area	5 per 1,000 sf display area

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Temporary Real Estate Sales Office	[108.40.120.E.]	A	2	4
Temporary Shelter	[108.40.120.F.]	A	2 per DU	2 per DU
Temporary Gravel Processing	[108.40.120.G.]	A	1 per employee	1 per employee
Y = allowed without use permit A = Administrative Use Permit required C = Conditional Use Permit required PF = Public Facilities Use Permit required (PO) = Only allowed in the PO Overlay				

3. Performance Standards	
Outdoor Storage	(Sec. 108.60.020)
Recreational Vehicles	allowed if standards are met
Outdoor Storage Areas and Yards	allowed if standards are met
Shipping Containers and Compartments	allowed if standards are met
Refuse and Recycling	(Sec. 108.60.030)
Trash and recycling enclosure required	>4 DUs and all nonresidential
Noise	(Sec. 108.60.040)
Sound level at property line (max)	75 DBA
Vibration	(Sec. 108.60.050)
Odors	(Sec. 108.60.060)
Light and Glare	(Sec. 108.60.070)
Radioactivity and Electrical Disturbances	(Sec. 108.60.080)

D. *Lot standards.*

1. *Minimum lot size.*
 - a. *Width:* 20 feet.
2. *Maximum residential density.* Residential density is calculated by dividing the number of dwelling units by the site area. The allowed density is generally based on the availability of a sewer system. Where sewer is not available, the city defers to the Thurston County Health Department to establish maximum densities.
 - a. *Individual water and septic:* Defers to Thurston County standards.
 - b. *Public water and individual septic:* Defers to Thurston County standards.
 - c. *Public water and sewer.* 40 du/ac.

E. *Development options and subdivision.* (Reserved).

F. *Additional zone-specific standards.*

1. *Residential uses.* Residential uses may only be allowed as part of a mixed-use development and must not be located on the ground floor.
2. *On-street parking.* Required parking may be provided on-street provided the following standards are met.

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- a. An on-street parking space shall have the following length of uninterrupted curb adjoining to the lot of record of the proposed use.

Uninterrupted Curb Per On-Street Parking Space	
Parking Space Angle	Uninterrupted Curb
Parallel	22'
45°/60°	20'
90°	9'

- b. On-street parking shall not be provided along a yellow curb or other no parking areas put in place by the City or WSDOT.
- c. The on-street parking shall follow the established configuration of existing on-street parking.
- d. On-street parking spaces shall be available for use by the public at all times. Signs or actions limiting public use of on-street spaces are prohibited.

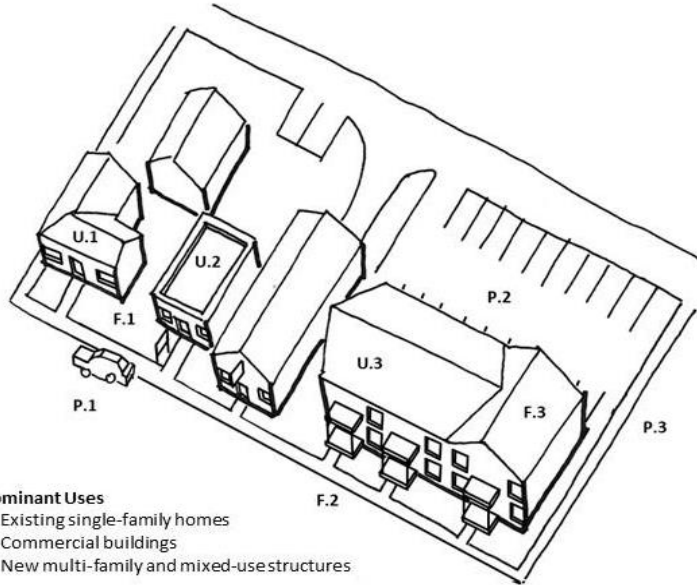
(Ord. No. 881, § 31, 9-26-2017)

106.40.030. Commercial 3 (C3) zone.

- A. *Intent.* The commercial 3 zone is located along major corridors within the community, and near the historic downtown of Tenino. The zone currently has a mix of existing single-family uses, new and existing multifamily buildings, mixed-use structures, and commercial uses, and is meant to allow this diversity and mix of uses as the area transitions in the future. The area allows existing single-family homes to continue as a conforming use, and permits new uses such as multifamily residential, commercial and some industrial activities. Buildings within the zone are meant to be set back from the street to some degree, to respect the design of the existing structures within the area, though some existing uses that are set on or near the street are not meant to be non-conforming. Parking is intended to be provided on site (preferably in the back of the building and accessed by an alley or on the side of the building) to maintain the appearance of a street front lined with buildings.

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Predominant Uses

- U.1: Existing single-family homes
 U.2: Commercial buildings
 U.3: New multi-family and mixed-use structures

Predominant Form Characteristics

- F.1: New buildings set 5-10' from front property line with parking in back
 F.2: pedestrian-oriented design features (buildings and doors facing the street and building features such as porches, bay windows oriented to the street)
 F.3: New buildings designed to compliment the scale of neighboring structures (through features such as porches and variation in roof lines to break up the building mass)

Parking Arrangements

- P.1: On-street parking
 P.2: Alley-accessed parking behind building
 P.3: Parking on side streets
 P.4: *Not Shown* – Side parking lot or front parking lot (allowed but not encouraged)

- B. *Physical Development.* Standards applicable to physical development in the C3 zone are provided on the following pages. Where a cross-reference is listed, see the referenced title, chapter or section for additional standards.

1. <i>Setbacks (min)</i>	<i>Sec. 108.30.040</i>
Front:	5'
Garage/Carport:	20'
Side:	5'
Rear:	10'
2. <i>Impervious Surfaces</i>	
Maximum	90%
3. <i>Building Coverage</i>	
Maximum	n/a
4. <i>Design Standards</i>	<i>Sec. 108.30.140</i>

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Buildings	Sec. 108.30.140
Lighting	90° cut-off angle required
Landscaping	
Parking lots	1 tree per 2,000 sf
Street trees	required
Visual screening	between uses
5. Fencing	Sec 108.30.040
Height in any front yard (max)	4'
Height in any side yard (max)	6'
Height in any rear yard (max)	6'
6. Building Height	Sec. 108.30.040
Maximum	35'
7. Environmental Standards	
Shoreline Development	Title 109
SEPA Review	Title 110
Critical Area Buffers	Title 112
Wetlands	50'—300'
CARAs	protect water source
Frequently Flooded Areas	50'
Geologically Hazardous Areas	slope ht.
Wildlife Habitat	varies
8. Signs	Sec. 108.30.130
9. Grading, Erosion Control, Stormwater (reserved)	
10. Required Physical Development Permits (reserved)	

- C. *Allowed uses and use standards.* Standards applicable to use are provided in this subsection. Where a cross-reference is listed, see the referenced title, chapter, or section for additional standards. All standards in Title 106 and Title 108 are applicable unless stated otherwise.

1. Allowed Uses			2. Parking (Ch. 108.50)	
Use	Definition/ Standards	Permit	Minimum	Maximum
<i>Residential Uses</i>				
Detached Single-Family Unit	[108.40.040.B.]	Y*	2 per DU	n/a
Attached Single-Family Unit	[108.40.040.D.]	A	1.5 per DU	2 per DU
Group Home	[108.40.040.E.]	A	0.5 per bed	1.5 per bed
<i>Lodging Uses</i>				
Conventional Lodging	[108.40.050.B.]	Y	0.6 per LU	2 per LU
<u>Transitional Housing</u>	<u>[108.40.050.D.]</u>	<u>C</u>	<u>1.5 per DU</u>	<u>n/a</u>

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<u>Permanent Supportive Housing</u>	<u>[108.40.050.E.]</u>	<u>C</u>	<u>1.5 per DU</u>	<u>n/a</u>
Institutional Uses				
Assembly	[108.40.060.B.]	Y	Independent Calculation	
Daycare Center	[108.40.060.C.]	Y	1 per 1,000 sf	1 per 1,000 sf
School	[108.40.060.D.]	C	Independent Calculation	
Emergency Services	[108.40.060.E.]	A	Independent Calculation	
Commercial Uses				
Office	[108.40.070.B.]	Y	1.5 per 1,000 sf	4 per 1,000 sf
Retail	[108.40.070.C.]	Y	3 per 1,000 sf	6 per 1,000 sf
Service	[108.40.070.D.]	Y	2 per 1,000 sf	4 per 1,000 sf
Restaurant/Bar	[108.40.070.E.]	Y	5 per 1,000 sf	20 per 1,000 sf
Mobile Food Vendor	[108.40.070.F.]	A	Independent Calculation	
Heavy Retail/Service	[108.40.070.G.]	Y	2 per 1,000 sf + 1 per 4,000 sf outdoor display area + 1 per employee	2 per 1,000 sf + 1 per 4,000 sf outdoor display area + 1 per employee
Nursery	[108.40.070.I.]	A	2 per 1,000 sf + 3 per repair bay + 1 per wash bay	6 per 1,000 sf + 3 per repair bay + 1 per wash bay
Battery Exchange Station	[108.40.070.J.]	C	Independent Calculation	
Marijuana Business	[108.40.070.K.]	A	3 per 1,000 sf	6 per 1,000 sf
<i>Amusement and Recreation</i>				
Amusement	[108.40.080.B.]	A	3 per 1,000 sf	5 per 1,000 sf
Outdoor Recreation	[108.40.080.C.]	Y	Independent Calculation	
Developed Recreation	[108.40.080.D.]	Y	Independent Calculation	
<i>Industrial Uses</i>				

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Craft Food Production	[108.40.090.B.]	A	Independent Calculation	
Light Industry	[108.40.090.C.]	A	0.5 per employee + 1 per company vehicle	1 per employee + 1 per company vehicle
Transportation and Infrastructure Uses				
Parking	[108.40.100.B.]	A	n/a	n/a
Utility Facility	[108.40.100.C.]	C	1 per employee + 1 per stored vehicle	1 per employee + 1 per stored vehicle
Wireless Telecommunications Facility	See Sec. 108.40.100.E.		1 per employee + 1 per stored vehicle	1 per employee + 1 per stored vehicle
Accessory Uses				
Bed and Breakfast	[108.40.110.C.]	Y	0.75 per LU	1.5 per LU
Home Occupation	[108.40.110.D.]	Y	n/a	n/a
Home Business	[108.40.110.E.]	A	1 per employee	1 per employee
Drive-Up Facility	[108.40.110.F.]	A	n/a	n/a
Home Daycare	[108.40.110.G.]	A	1 per employee	1 per employee
Battery Charging Station	[108.40.110.H.]	Y	n/a	n/a
Temporary Uses				
Yard Sale	[108.40.120.B.]	Y	n/a	n/a
Christmas Tree Sales	[108.40.120.C.]	Y	1 per 1,000 sf outdoor display area + 1 per employee	1 per 1,000 sf outdoor display area + 1 per employee
Farm Stand	[108.40.120.D.]	Y	5 per 1,000 sf display area	5 per 1,000 sf display area
Temporary Real Estate Sales Office	[108.40.120.E.]	A	2	4

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Temporary Shelter	[108.40.120.F.]	A	2 per DU	2 per DU
Temporary Gravel Processing	[108.40.120.G.]	A	1 per employee	1 per employee
Y = allowed without use permit A = Administrative Use Permit required C = Conditional Use Permit required PF = Public Facilities Use Permit required (PO) = Only allowed in the PO Overlay * = Use that was legally established prior to November 13, 2012 is allowed to continue as an allowed conforming use. No new uses are allowed in the zone.				

3. Performance Standards	
Outdoor Storage	(Sec. 108.60.020)
Recreational Vehicles	allowed if standards are met
Outdoor Storage Areas and Yards	allowed if standards are met
Shipping Containers and Compartments	allowed if standards are met
Refuse and Recycling	(Sec. 108.60.030)
Trash and recycling enclosure required	>4 DUs and all nonresidential
Noise	(Sec. 108.60.040)
Sound level at property line (max)	75 DBA
Vibration	(Sec. 108.60.050)
Odors	(Sec. 108.60.060)
Light and Glare	(Sec. 108.60.070)
Radioactivity and Electrical Disturbances	(Sec. 108.60.080)

D. *Lot standards.*

1. *Minimum lot size.*

- a. *Width:* 20 feet.
- b. *Depth:* 55 feet.

2. *Maximum residential density.* Residential density is calculated by dividing the number of dwelling units by the site area. The allowed density is generally based on the availability of a sewer system. Where sewer is not available, the city defers to the Thurston County Health Department to establish maximum densities.

- a. *Individual water and septic:* Defers to Thurston County standards.
- b. *Public water and individual septic:* Defers to Thurston County standards.
- c. *Public water and sewer.* 40 du/ac.

E. *Development options and subdivision.* (Reserved).

F. *Additional zone-specific standards.*

1. *Attached single-family dwellings.* The side yard setback may be reduced to zero feet when a row of townhouses or other attached dwelling units are constructed on different lots as part of the same development.

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2. *On-street parking.* Required parking may be provided on-street provided the following standards are met.

- a. An on-street parking space shall have the following length of uninterrupted curb adjoining to the lot of record of the proposed use.

Uninterrupted Curb Per On-Street Parking Space	
Parking Space Angle	Uninterrupted Curb
Parallel	22'
45°/60°	20'
90°	9'

- b. On-street parking shall not be provided along a yellow curb or other no parking areas put in place by the City or WSDOT.
- c. The on-street parking shall follow the established configuration of existing on-street parking.
- d. On-street parking spaces shall be available for use by the public at all times. Signs or actions limiting public use of on-street spaces are prohibited.

(Ord. No. 881, § 31, 9-26-2017)

106.40.040. Industrial (I) zone.

- A. *Intent.* The industrial zone provides for some commercial and utilities activities and large-scale industrial types of activities. The designation allows for the manufacturing freight warehousing and finished product movement areas.
- B. *Physical development.* Standards applicable to physical development in the I zone are provided on the following pages. Where a cross-reference is listed, see the referenced title, chapter or section for additional standards.

1. Setbacks (min)	<i>Sec. 108.30.040</i>
Front:	0'
Garage/Carport:	0'
Side:	0'
Rear:	0'
2. Impervious Surfaces	
Maximum	100%
3. Building Coverage	
Maximum	n/a
4. Design Standards	<i>Sec. 108.30.140</i>
Buildings	<i>Sec. 108.30.140</i>
Lighting	90° cut-off angle required
Landscaping	
Parking lots	1 tree per 2,000 sf
Street trees	required
Visual screening	between uses
5. Fencing	<i>Sec 108.30.040</i>
Height in any front yard (max)	4'
Height in any side yard (max)	6'

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Height in any rear yard (max)	6'
6. Building Height	<i>Sec. 108.30.040</i>
Maximum	40'
7. Environmental Standards	
Shoreline Development	Title 109
SEPA Review	Title 110
Critical Area Buffers	Title 112
Wetlands	50'—300'
CARAs	protect water source
Frequently Flooded Areas	50'
Geologically Hazardous Areas	slope ht.
Wildlife Habitat	varies
8. Signs	<i>Sec. 108.30.130</i>
9. Grading, Erosion Control, Stormwater (reserved)	
10. Required Physical Development Permits (reserved)	

- C. *Allowed uses and use standards.* Standards applicable to use are provided in this subsection. Where a cross-reference is listed, see the referenced title, chapter, or section for additional standards. All standards in Title 106 and Title 108 are applicable unless stated otherwise.

1. Allowed Uses			2. Parking (Ch. 108.50)	
<i>Use</i>	<i>Definition/Standards</i>	<i>Permit</i>	<i>Minimum</i>	<i>Maximum</i>
Institutional Uses				
Emergency Services	[108.40.060.E.]	A	Independent Calculation	
Commercial Uses				
Mobile Food Vendor	[108.40.070.F.]	A	Independent Calculation	
Heavy Retail/Service	[108.40.070.G.]	C	2 per 1,000 sf + 3 per repair bay + 1 per wash bay	6 per 1,000 sf + 3 per repair bay + 1 per wash bay
Storage	[108.40.070.H.]	A	1 per 10 storage units + 1 per employee	1 per 10 storage units + 1 per employee
Nursery	[108.40.070.I.]	A	2 per 1,000 sf + 1 per 4,000 sf outdoor display area + 1 per employee	2 per 1,000 sf + 1 per 4,000 sf outdoor display area + 1 per employee

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Battery Exchange Station	[108.40.070.J.]	A	Independent Calculation	
Marijuana Business	[108.40.070.K.]	A	3 per 1,000 sf	6 per 1,000 sf
Sexually Oriented Business	[108.40.070.L.]	C	3 per 1,000 sf	6 per 1,000 sf
<i>Industrial Uses</i>				
Craft Food Production	[108.40.090.B.]	Y	Independent Calculation	
Light Industry	[108.40.090.C.]	Y	0.5 per employee + 1 per company vehicle	1 per employee + 1 per company vehicle
Heavy Industry	[108.40.090.D.]	C	0.5 per employee + 1 per company vehicle	1 per employee + 1 per company vehicle
Disposal	[108.40.090.E.]	PF	1 per employee	1 per employee
<i>Transportation and Infrastructure Uses</i>				
Parking	[108.40.100.B.]	A	n/a	n/a
Utility Facility	[108.40.100.C.]	C	1 per employee + 1 per stored vehicle	1 per employee + 1 per stored vehicle
Sewer Facility	[108.40.100.D.]	PF	1 per employee + 1 per stored vehicle	1 per employee + 1 per stored vehicle
Wireless Telecommunications Facility	See Sec. 108.40.100.E.		1 per employee + 1 per stored vehicle	1 per employee + 1 per stored vehicle
<i>Accessory Uses</i>				
Battery Charging Station	[108.40.110.H.]	Y	n/a	n/a
<i>Temporary Uses</i>				
Yard Sale	[108.40.120.B.]	Y	n/a	n/a

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Christmas Tree Sales	[108.40.120.C.]	Y	1 per 1,000 sf outdoor display area + 1 per employee	1 per 1,000 sf outdoor display area + 1 per employee
Farm Stand	[108.40.120.D.]	Y	5 per 1,000 sf display area	5 per 1,000 sf display area
Temporary Real Estate Sales Office	[108.40.120.E.]	A	2	4
Temporary Shelter	[108.40.120.F.]	A	2 per DU	2 per DU
Temporary Gravel Processing	[108.40.120.G.]	A	1 per employee	1 per employee
Y = allowed without use permit A = Administrative Use Permit required C = Conditional Use Permit required PF = Public Facilities Use Permit required (PO) = Only allowed in the PO Overlay				

3. Performance Standards	
Outdoor Storage	(Sec. 108.60.020.)
Recreational Vehicles	allowed if standards are met
Outdoor Storage Areas and Yards	allowed if standards are met
Shipping Containers and Compartments	allowed if standards are met
Refuse and Recycling	(Sec. 108.60.030)
Trash and recycling enclosure required	>4 DUs and all nonresidential
Noise	(Sec. 108.60.040)
Sound level at property line (max)	75 DBA
Vibration	(Sec. 108.60.050)
Odors	(Sec. 108.60.060)
Light and Glare	(Sec. 108.60.070)
Radioactivity and Electrical Disturbances	(Sec. 108.60.080)

D. *Lot standards.* (Reserved).

E. *Development options and subdivision.* (Reserved).

F. *Additional zone-specific standards.* (Reserved).

(Ord. No. 881, § 31, 9-26-2017)

CHAPTER 106.50. SPECIAL PURPOSE ZONES

106.50.010. Public/semi-public (P/SP) zone.

- A. *Intent.* The public/semi-public zone provides for moderate- and large-scale activities relating to the purposes of state and local governmental entities and semi-public institutions by providing necessary public services. The designation allows for the specialized needs of providing public services to all areas of Tenino.
- B. *Physical development.* Standards applicable to physical development in the P/SP zone are provided on the following pages. Where a cross-reference is listed, see the referenced title, chapter or section for additional standards.

1. <i>Setbacks (min)</i>	<i>Sec. 108.30.040</i>
Front:	0'
Garage/Carport:	0'
Side:	0'
Rear:	0'
2. <i>Impervious Surfaces</i>	
Maximum	100%
3. <i>Building Coverage</i>	
Maximum	n/a
4. <i>Design Standards</i>	<i>Sec. 108.30.140</i>
Buildings	n/a
Lighting	n/a
Landscaping	
Parking lots	n/a
Street trees	n/a
Visual screening	n/a
5. <i>Fencing</i>	<i>Sec 108.30.040</i>
Height in any front yard (max)	4'
Height in any side yard (max)	6'
Height in any rear yard (max)	6'
6. <i>Building Height</i>	<i>Sec. 108.30.040</i>
Maximum	case by case
7. <i>Environmental Standards</i>	
Shoreline Development	Title 109
SEPA Review	Title 110
Critical Area Buffers	Title 112
Wetlands	50'—300'
CARAs	protect water source
Frequently Flooded Areas	50'
Geologically Hazardous Areas	slope ht.
Wildlife Habitat	varies
8. <i>Signs</i>	<i>Sec. 108.30.130</i>
9. <i>Grading, Erosion Control, Stormwater (reserved)</i>	
10. <i>Required Physical Development Permits (reserved)</i>	

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- C. *Allowed uses and use standards.* Standards applicable to use are provided in this subsection. Where a cross-reference is listed, see the referenced title, chapter, or section for additional standards. All standards in Title 106 and Title 108 are applicable unless stated otherwise.

1. Allowed Uses			2. Parking (Ch. 108.50)	
Use	Definition/Standards	Permit	Minimum	Maximum
<i>Lodging Uses</i>				
Campground	[108.40.050.C.]	A	1 per campsite + 1 per 7.5 campsites	n/a
<i>Institutional Uses</i>				
Assembly	[108.40.060.B.]	Y	Independent Calculation	
Daycare Center	[108.40.060.C.]	Y	0.5 per employee	1 per employee
School	[108.40.060.D.]	C	Independent Calculation	
Emergency Services	[108.40.060.E.]	A	Independent Calculation	
<i>Commercial Uses</i>				
Office	[108.40.070.B.]	Y	1 per 1,000 sf	5.5 per 1,000 sf
Mobile Food Vendor	[108.40.070.F.]	A		
<i>Amusement and Recreation</i>				
Amusement	[108.40.080.B.]	A	3 per 1,000 sf	5 per 1,000 sf
Outdoor Recreation	[108.40.080.C.]	Y	Independent Calculation	
Developed Recreation	[108.40.080.D.]	Y	Independent Calculation	
<i>Transportation and Infrastructure Uses</i>				
Parking	[108.40.100.B.]	A	n/a	n/a
Utility Facility	[108.40.100.C.]	C	1 per employee + 1 per stored vehicle	1 per employee + 1 per stored vehicle
Sewer Facility	[108.40.100.D.]	PF	1 per employee + 1 per stored vehicle	1 per employee + 1 per stored vehicle

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Wireless Telecommunications Facility	See Sec. 108.40.100.E.		1 per employee + 1 per stored vehicle	1 per employee + 1 per stored vehicle
<i>Accessory Uses</i>				
Battery Charging Station	[108.40.110.H.]	Y	n/a	n/a
<i>Temporary Uses</i>				
Yard Sale	[108.40.120.B.]	Y	n/a	n/a
Farm Stand	[108.40.120.D.]	Y	5 per 1,000 sf display area	
Temporary Real Estate Sales Office	[108.40.120.E.]	A	2	4
Temporary Shelter	[108.40.120.F.]	A	2 per DU	2 per DU
Temporary Gravel Processing	[108.40.120.H.]	A	1 per employee	
Y = allowed without use permit A = Administrative Use Permit required C = Conditional Use Permit required PF = Public Facilities Use Permit required (PO) = Only allowed in the PO Overlay				

<i>3. Performance Standards</i>	
Outdoor Storage	(Sec. 108.60.020)
Recreational Vehicles	allowed if standards are met
Outdoor Storage Areas and Yards	allowed if standards are met
Shipping Containers and Compartments	allowed if standards are met
Refuse and Recycling	(Sec. 108.60.030)
Trash and recycling enclosure required	>4 DUs and all nonresidential
Noise	(Sec. 108.60.040)
Sound level at property line (max)	75 DBA
Vibration	(Sec. 108.60.050)
Odors	(Sec. 108.60.060)
Light and Glare	(Sec. 108.60.070)
Radioactivity and Electrical Disturbances	(Sec. 108.60.080)

D. *Lot standards.* (Reserved).

E. *Development options and subdivision.* (Reserved).

F. *Additional zone-specific standards.* (Reserved).

(Ord. No. 881, § 32, 9-26-2017)

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106.50.020. West Tenino (WT) zone.

A. *Intent.* The purpose of the West Tenino zone is to:

1. Require the adoption of a master plan prior to any subdivision of land, except those subdivisions of land that occur subject to RCW 58.17.040(1), or RCW 58.17.040(3) through 58.17.040(9), to ensure that a number of smaller land divisions do not make the site unusable for future urban development.
2. Provide requirements and guidelines for the development of the area, including items such as the layout of road connections and certain building forms and uses to facilitate the development of an individual or series of master plans for the site.
3. Specify the land uses that are allowed in the area prior to the creation of a master plan or any subdivision of property.

B. *Physical development.* Standards applicable to physical development in the WT zone are provided on the following pages. Where a cross-reference is listed, see the referenced title, chapter or section for additional standards.

1. Setbacks (min)		Sec. 108.30.040
Use Type	Setback based on Street Type	
	Arterial and State Highway	Collector, Local, and Private
<i>Nonresidential Uses</i>		
Front:	35'	25'
Side Street:	10'	10'
Side:	10'	10'
Rear:	10'	10'
<i>Attached Single-Family Uses (3 or more units)</i>		
Front:	30'	20'
Side Street:	10'	10'
Side:	10'	10'
Rear:	10'	10'
<i>Detached Single-Family and Duplex Uses</i>		
Front:	30'	20'
Side Street:	10'	10'
Side:	6'	6'
Rear:	6'	6'
<i>Buildings Housing Animals</i>		
Front:	50'	50'
Side Street:	10'	10'
Side:	35'	35'
Rear:	35'	35'

2. Impervious Surfaces (max)	
Hydrologic soil groups C and D	
Lots less than 5 acres	45%
Lots 5 acres or more	10%

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Hydrologic soil groups A and B	60%
3. Building Coverage (max)	
Lots 10 acres or less	6,000 sf
Lots more than 10 acres	20,000 sf
4. Design Standards	
Buildings	n/a
Lighting	n/a
Landscaping	
Parking lots	n/a
Street trees	n/a
Visual screening	n/a
5. Fencing	
Height in any front yard (max)	4'
Height in any side yard (max)	6'
Height in any rear yard (max)	6'
6. Building Height	
Maximum	35'
7. Environmental Standards	
Shoreline Development	Title 109
SEPA Review	Title 110
Critical Area Buffers	Title 112
Wetlands	50'—300'
CARAs	protect water source
Frequently Flooded Areas	50'
Geologically Hazardous Areas	slope ht.
Wildlife Habitat	varies
8. Signs	
	Sec. 108.30.130
9. Grading, Erosion Control, Stormwater (reserved)	
10. Required Physical Development Permits (reserved)	

- C. *Allowed uses and use standards.* Standards applicable to use are provided in this subsection. Where a cross-reference is listed, see the referenced title, chapter, or section for additional standards. All standards in Title 106 and Title 108 are applicable unless stated otherwise.

1. Allowed Uses			2. Parking (Ch. 108.50)	
Use	Definition/Standards	Permit	Minimum	Maximum
Open Space Uses				
Agriculture	[108.40.030.B.]	Y	n/a	n/a
Residential Uses				
Detached Single-Family Unit	[108.40.040.B.]	Y	2 per DU	n/a
Institutional Uses				
Assembly	[108.40.060.B.]	C	Independent Calculation	
Commercial Uses				

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Retail	[108.40.070.C.] [106.40.020.F.2.]	Y	3 per 1,000 sf	6 per 1,000 sf
Restaurant/Bar	[108.40.070.E.] [106.40.020.F.2.]	Y	5 per 1,000 sf	20 per 1,000 sf
Heavy Retail/Service	[108.40.070.G.] [106.40.020.F.3.]	Y	2 per 1,000 sf + 3 per repair bay + 1 per wash bay	6 per 1,000 sf + 3 per repair bay + 1 per wash bay
Amusement and Recreation				
Outdoor Recreation	[108.40.080.C.]	C	Independent Calculation	
Developed Recreation	[108.40.080.D.]	C	Independent Calculation	
Transportation and Infrastructure Uses				
Utility Facility	[108.40.100.C.]	C	1 per employee + 1 per stored vehicle	1 per employee + 1 per stored vehicle
Accessory Uses				
Accessory Dwelling Unit	[108.40.110.B.] [106.40.020.F.1.]	A	1 per DU	2 per DU
Bed and Breakfast	[108.40.110.C.]	Y	0.75 per LU	1.5 per LU
Home Occupation	[108.40.110.D.]	A	n/a	n/a
Home Business	[108.40.110.E.]	C	1 per employee	1 per employee
Home Daycare	[108.40.110.G.]	A	1 per employee	1 per employee
Battery Charging Station	[108.40.110.H.]	Y	n/a	n/a
Temporary Uses				
Farm Stand	[108.40.120.D.]	Y	5 per 1,000 sf display area	5 per 1,000 sf display area
Y = allowed without use permit A = Administrative Use Permit required C = Conditional Use Permit required PF = Public Facilities Use Permit required (PO) = Only allowed in the PO Overlay				

3. Performance Standards	
Outdoor Storage	(Sec. 108.60.020)

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Recreational Vehicles	allowed if standards are met
Outdoor Storage Areas and Yards	allowed if standards are met
Shipping Containers and Compartments	allowed if standards are met
Refuse and Recycling	(Sec. 108.60.030.)
Trash and recycling enclosure required	>4 DUs and all nonresidential
Noise	(Sec. 108.60.040)
Sound level at property line (max)	75 DBA
Vibration	(Sec. 108.60.050)
Odors	(Sec. 108.60.060)
Light and Glare	(Sec. 108.60.070)
Radioactivity and Electrical Disturbances	(Sec. 108.60.080)

D. *Lot standards.* (Reserved).

E. *Development options and subdivision.*

1. *Subdivision prohibited.* Subdivision is prohibited prior to establishing a Master Plan except for those divisions that occur subject to RCW 58.17.040(1) or RCW 58.17.040(3) through 58.17.040(9):
 - a. Cemeteries and other burial plots.
 - b. Divisions made by testamentary provisions, or the laws of descent.
 - c. Divisions in accordance with an approved binding site plan.
 - d. Divisions for the purpose of lease in association with an approved binding site plan.
 - e. Boundary line adjustments.
 - f. Divisions for the purpose of leasing land for wireless telecommunications facilities.
 - g. Divisions of land into lots or tracts less than three acres in size for the purpose of establishing a utility facility.

F. *Additional zone-specific standards.*

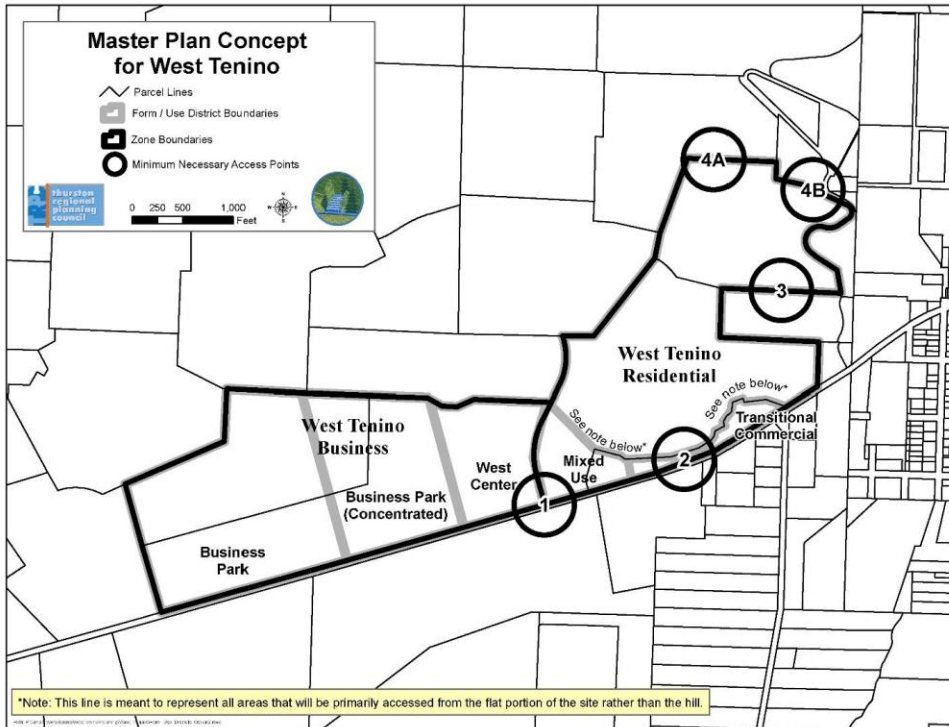
1. *Accessory dwelling units.*
 - a. *Additional ADUs.* All lots with an existing single-family dwelling that is also actively farmed may be allowed one ADU. For lots that exceed 20 acres in size, one additional ADU is allowed for every 20 additional acres.

Example: An agriculture operation is sited on a 79-acre parcel of land. One ADU is allowed outright. One ADU is allowed for every 20 additional acres for a total of 3 ADUs $(1 + (79-20)/20 = 3.95)$.
 - b. The ADUs must be clustered together and in proximity to a principal residential dwelling.
 - c. Accessory dwelling units must not be subdivided separate from the agricultural operation.
 - d. The sewage disposal and water supply must be approved by the City of Tenino.
2. *Retail and restaurants/bars.* Retail and restaurant/bar uses must be in a farmer's market format.
3. *Heavy retail/service.* Heavy retail/service uses shall be limited to no more than 5,000 square feet of floor area.

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4. *West Tenino Master Plans.* A master plan pursuant to Section 100.55, Master Planned Developments, is required for any subdivision of land except for those subdivisions that occur subject to subsection E.1. above.
- a. *Required master plan elements.* The master plan must include the following elements and must describe the fundamental characteristics of the proposed development as well as future development of neighboring properties.
- i. *Transportation element.*
 - ii. *Utilities element.* The utilities element must include a plan for ensuring there are water rights sufficient to accommodate the anticipated uses on the site.
 - iii. *Land use element.* The land use element must include a description of all proposed uses. Residential development must have an average net density of at least 6 dwelling units per acre.
 - iv. *Design guidelines element.* The design guidelines must include information on how sandstone will be used in the area.
- b. *Reserve areas allowed.* Reserve areas for future master plans may be established in the West Tenino Residential area (shown below) as part of a master plan. Reserve areas must be at least 20 acres in size, and have a shape appropriate for the development of a future master plan. When a reserve area is utilized, the transportation element and utilities element of the original master plan must show how roadways and utilities will be provided to the reserve area.
- c. *Master plan principles.* A master plan should be designed in accordance with the following guidelines for the site.
- i. *Form and use principles.* The following principles are meant to articulate the desired placement of building forms and land uses throughout various districts of the master plan area. The general location that these different forms and uses apply is shown below. Variations on the location of these districts are appropriate, so long as the districts meet the fundamental intent for each area as articulated below.



(a) *Business park area.*

- (1) *Form.* Buildings in the business park area may become even more spread out than in the concentrated business park. Buildings should be visually obscured from Old Highway 99 by the existing topography.
- (2) *Access.* Buildings should generally be accessed via a secondary access road (or roads) off of Old Highway 99.
- (3) *Setbacks.* Buildings are encouraged to be set at or near the front property line along the secondary access roads.
- (4) *Uses.* Appropriate uses for the business park area include agriculture, light industry, service, office, and heavy retail/service. Residential uses may also be appropriate, particularly in the northern portion of the area, but must not exceed 35 percent of the area. Residential uses should be consistent with the form principles for the West Tenino Residential area (subsection F.3.d.i.(e). below) rather than the business park area.

(b) *Business park (concentrated) area.*

- (1) *Form.* Transitioning away from the West Center area, buildings may become less dense with yards, landscaping or parking located between the structures, though the structures should continue. Blocks may be

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longer than seen in the West Center area, but should not exceed 800 feet in length.

- (2) *Setbacks.* Buildings should be set at or near the front property line.
 - (3) *Uses.* Appropriate uses for the business park (concentrated) area include light industry, office, and heavy retail/service. Residential uses may also be appropriate, particularly in the northern portion of the area, but must not exceed 35 percent of the area. Residential uses should be consistent with the form principles for the West Tenino Residential area (subsection F.3.d.i.(e). below) rather than the business park (concentrated) area.
- (c) *West Center Area.*
- (1) *Form.* The West Center Area of the site should provide a small retail and cultural center that is located close to the residential area on the hill and the business areas on the flat portion of the site. The area should contain a pedestrian-oriented configuration of buildings that frames the street front. Sandstone features should also be present on some of the buildings to acknowledge the city's history. Parking should be located behind the structures and be served by an alley to maintain this pedestrian-oriented street front, though on-street parking is also appropriate and encouraged. Blocks should range in length from 240 to 400 feet.
 - (2) *Setbacks.* Buildings should be set at or near the front property line and should have no side yards.
 - (3) *Uses.* Appropriate uses for the West Center Area include retail, service, offices, and residential. Residential uses must not exceed 35 percent of the area. The pond on the north portion of this area should be considered an amenity and be designed as a park with a trail around the pond, or some other park-like use.
- (d) *Transitional commercial area.*
- (1) *Form.* The western portion of the transitional commercial area should be a continuation of the retail and cultural center functions of the West Center area. Form should generally follow the characteristics listed for the West Center area. The eastern portion of the transitional commercial area (beyond where the hill creates a narrow strip of land between the hillside and roadway) may have buildings that are spread farther apart with parking located between the structures.
 - (2) *Uses.* Appropriate uses for the transitional commercial area include retail, service, light industrial, and office. Residential uses are prohibited unless it can be demonstrated that there is no potential for nuisance odors from the Tenino Wastewater Treatment Plant that could have a negative impact on dwellings at any point in the future.
- (e) *West Tenino residential area.*
- (1) *Form.* A mix of housing types is appropriate. Mixed-use development may also be appropriate but may not in total exceed the ten percent of the area. Mixed use buildings should have some sandstone features and be pedestrian oriented with parking at the rear of buildings.

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- (2) *Access.* Dwellings should generally be accessed by a well-connected street system with few cul-de-sacs. A pedestrian system with paths and/or sidewalks throughout the area should also be incorporated.
- (3) *Uses.* Appropriate uses for the Residential area include detached single-family dwellings, attached single-family dwellings, and retail when located in a mixed-use building. Open space associated with critical areas, such as the wetlands in the ravines on the hill, could include a trail system, and a park or trail system could provide views from areas on the hill.

ii. *Connectivity principles.*

(a) *Street connections.*

- (1) *Lemon Hill Roadway Network and Access Points.* The figure above shows the general location of necessary access points and the basic road connections that should be made on the hill portion of the West Tenino zone. Roadway locations and access points are meant to depict the primary arterial/collector corridors and minimum connectivity requirements necessary for the site. The figure is not meant to depict all roadways that will be constructed in the area. The placement of each roadway and access point may be moved to best suit the site design. However, the number of connections and access points should not decrease. The basic road connections required include:
 - (A) *Morningside Drive connector.* A connection from the flat portion of the site to Morningside Drive (the line connecting 1 to 4A or 4B). The Morningside Drive connector, should be considered as part of the Main Roadway Spine.
 - (B) *Old Highway 99 connector.* A connection from Old Highway 99 to the Morningside Drive Connector (the line connecting 2 and the line between 1 and 4A or 4B).
 - (C) *City connector.* A connection from the Main Roadway Spine to an adjacent parcel within City limits that is over ten acres in size as of December 13, 2011 (the line connecting 3 and the line between 1 and 4A or 4B).
 - (D) *County connector.* A connection from the Main Roadway Spine to an adjacent parcel more than ten acres in size as of December 13, 2011 that is located outside city limits. The parcel must also be located on Lemon Hill. This connection may be created through a roadway, a dedicated easement or a dedication for a future potential roadway to the adjacent parcel. The connection is intended to ensure connectivity should the land in unincorporated county be developed in the future.
- (2) *Westside Prairie Roadway Network and Access Points.* No access points or roadway network are depicted in the figure above for the flat portion of the site. Within the area, the roadway network may be tailored to best suit the design of the master plan, but should generally include the following characteristics:

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- (A) A street system that is consistent with the district form principles articulated in subsection F.3.c.i. above;
 - (B) A well-connected roadway network (with few if any cul-de-sacs); and
 - (C) An extension of the Main Roadway Spine that connects the Spine to Lemon Hill (discussed below).
- (3) *Main Roadway Spine.* The main spine through the site should connect the western part of the flat portion of the site (and Old Highway 99) to Morningside Drive. The Main Roadway Spine should be designed in a manner consistent throughout its entire length. The design should define West Tenino as a unique area and include sidewalks on both sides of the street, planter strips, and bike lanes. A median in the center of the roadway should also be considered to help distinguish the road from others in the community and contribute to the sense that West Tenino is a distinct area of the community.
- (b) *Trail connections.* A trail should be constructed on the site that will eventually link to the Yelm/Tenino Trail. This trail should generally skirt along the bottom edge of Lemon Hill and be connected to trails, sidewalks and/or bike lanes that descend the hill. West of Lemon Hill, the trail may: Continue as an individual, stand-alone trail that travels through the West Center and Business Park areas; tie into bike lanes and sidewalks on the main roadway spine; or travel an alternative route that is based on the placement of parks within the master plan. Bike and pedestrian facilities should be considered a fundamental amenity necessary to connect West Tenino to downtown Tenino.

(Ord. No. 881, § 32, 9-26-2017)

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PART II - LAND DEVELOPMENT REGULATIONS CODE
Title 108 DEVELOPMENT STANDARDS

Title 108 DEVELOPMENT STANDARDS

CHAPTER 108.30. CITY-WIDE APPLICABILITY

108.30.010. Purpose.

- A. This section, in conjunction with other chapters and sections of the development code provides specific minimal development standards and methodologies for applying development standards.
- B. These development standards are applicable to all land development and uses, including improvements, intensification, changes in use, or building and development permits and land use approvals and actions.

(Ord. No. 710, § 18B.30.010, 4-26-2004)

108.30.020. Concurrency.

- A. All new development, improvements, expansion, or intensifications of existing uses shall be connected at applicant expense, to a primary infrastructure system to support the use.
- B. If primary infrastructure is not available to the site or the existing infrastructure does not contain sufficient capacity to support the proposed development, the city may not:
 - 1. Issue development permits which would allow for an increase in the amount of infrastructure demand generated from the site; or
 - 2. Permit subdivision of the property that requires the increased potential development or demand for infrastructure.
- C. Primary infrastructure includes, but is not limited to:
 - 1. Stormwater;
 - 2. Police, fire, and emergency medical service;
 - 3. Water;
 - 4. Transportation and transit facilities;
 - 5. Electrical;
 - 6. Septic systems or, when available, sanitary sewers;
 - 7. Schools; and
 - 8. Parks.

(Ord. No. 710, § 18B.30.020, 4-26-2004)

108.30.030. Density standards.

- A. The maximum density of each zoning district is the maximum number of dwelling units allowed per net buildable area of an acre, and is expressed as a ratio, i.e., one dwelling unit per net buildable acre. The minimum lot size does not determine maximum density.
- B. Gross area is the total sum area of the lot. The required critical area buffers and all legally recorded private access easements shall not be subtracted from the gross area.
- C. The buildable area is the area of a lot remaining after public and/or private rights-of-way and critical area/buffers is subtracted from the gross area (see figure 108.30-1).
- D. Also see LDR 112.20.060, transfer of development rights, density transfer program.

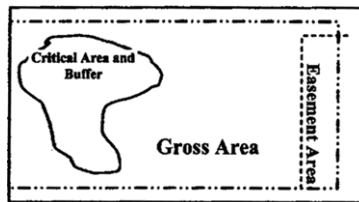


Figure 108.30-1. Gross Area

TABLE 108.30.010
MINIMUM LOT WIDTHS AND DEPTHS FOR EACH ZONING DISTRICT IN FEET

Zone Classification	SF-ES	SF	SF-D	MF	MU	*C-1	C-2	I-1, I-2	Public
Minimum lot width	75	50	50	50	50	24	NA	NA	NA
Minimum lot depth	90	75	60	55	50	24	NA	NA	NA

(Ord. No. 710, § 18B.30.010, 4-26-2004; Ord. No. 755, § 2, 1-27-2009; Ord. No. 810, § 3, 2-28-2012; Ord. No. 823, § 11, 11-13-2012)

108.30.040. Setbacks, projection exceptions, heights and widths.

- A. *Setback measurement.* The minimum required distance between any structure and a specified line such as a property line, easement, critical area and/or buffer, or an established public or private street right-of-way or any other private or public space that is required to remain free of structures unless otherwise provided herein. Setbacks are also measured from any future rights-of-way based on that road classification width.
- B. *Designation of required setbacks.* All lots must contain at least one front yard setback except pipestem lots. A front yard setback shall be required abutting each right-of-way on corner lots and through lots. All lots must contain one rear yard setback except for corner, through, and pipestem lots. All other setbacks will be considered interior yard setbacks.
- C. *Corner lot exception.* A lot that abuts the intersection of two or more rights-of-way is allowed to have one of the front yard setbacks reduced to 15 feet, provided the reduced yard does not abut a state highway or major arterial.

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- D. *Through lots.* If a lot abuts two or more rights-of-way, the front yard setback for the frontage not providing primary access may be reduced to 15 feet, provided the reduced yard does not abut a state highway or major arterial.
- E. *Pipestem or flag lots.*
1. Flag lots in residential zones (SF-ES, SF, SF-D, and MF) shall have a minimum frontage of 20 feet on a public road or street from which access is taken. If such frontage does not exist, an easement to a public road or street shall be a minimum of 20 feet in width.

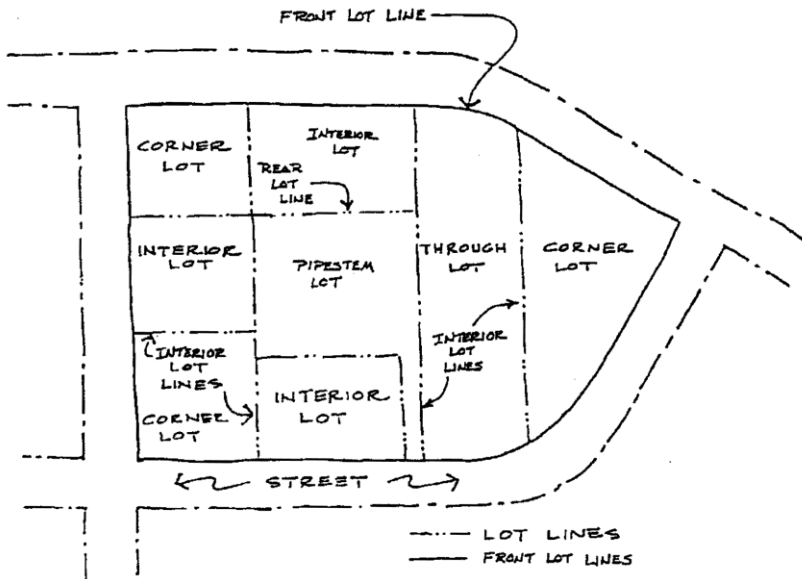


Figure 108.30-2. Required Setback Designations

2. Flag lots in nonresidential zones (MU, C-1, C-2, I, and P) shall have a minimum frontage of 24 feet on a public road or street from which an access way is taken. If such frontage does not exist, an easement to a public road or street shall be a minimum of 24 feet in width.
- F. *Front yard setback averaging.* Averaging may be used to reduce a front yard setback requirement when a principal building has been established on an adjacent lot within the required yard. This provision shall not apply if the adjacent lot has received a reduced setback based upon a discretionary land use approval. This exception shall be calculated as follows:
1. Averaging shall be calculated by adding the existing front yard setbacks of the adjacent lots together and dividing that figure by two.
 2. In the case of a corner lot or when an adjacent lot is vacant, averaging shall be calculated by adding the front yard setback of the adjacent developed lot with the minimum front yard setback of the zone in which the construction is proposed and dividing that figure by two.

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- G. *Slopes.* If the topography of a lot is such that the minimum front yard setback line is eight feet or more above the street grade, and there is no reasonable way to construct a driveway up to the dwelling unit level, a garage/carport may be built into the bank and set at least five feet back from the right-of-way.
- H. *Accessory structures, interior yard exception.* Detached, one-story accessory structures may occupy 25 percent of the total area of an interior yard and shall maintain a minimum three-foot setback, including any projections for the accessory structure (see LDR 106.10.120, accessory uses, for additional requirements).
- I. *Accessory structures, rear yard exception.* Detached, one-story accessory structures may occupy 50 percent of the total area of a rear yard and must maintain a three-foot setback, including any projections for the accessory structure (see LDR 106.10.120, accessory uses, for additional requirements).

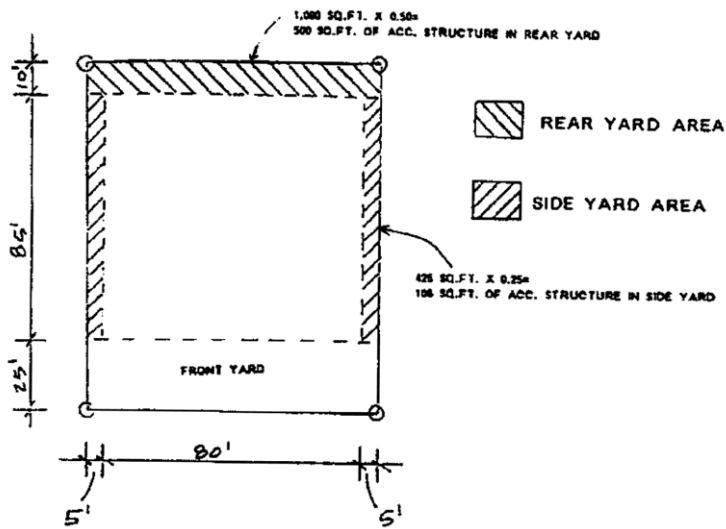


Figure 108.30-3. Accessory Use Setback Exception

- J. *Bus shelters.* Bus shelters for school district or transit authority purposes may be located within a front yard setback when located on private property if they do not exceed 50 square feet of floor area and one story in height, provided that all applicable site distance requirements of the currently adopted site development regulations are met.
- K. *Projection exception.* For principle building and accessory dwelling unit's not located in the SF-ES, SF, or SF-D districts, fireplace structures, bay or garden windows, enclosed stair landings, ornamental features, or similar structures may project into any setback, provided such projections are:
1. Limited to two per required yard.
 2. Not wider than ten feet.
 3. Not more than two feet into an interior or rear yard setback.
 4. Not more than three feet into a front yard setback.

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5. Uncovered porches and decks which do not exceed 30 inches from finished lot grade may project into any setback, provided such projections do not extend more than five feet into a front yard setback.
6. Wheelchair ramps may project into any required setback, including the SF-ES, SF, and SF-D districts.
7. Eave overhangs may project two feet into any required setback.

L. *Rear yards, exception.*

1. In the case of triangular or otherwise irregularly shaped lots, a line ten feet in length entirely within the lot, parallel to and at a maximum distance from the front lot line, may be considered the "rear lot line" at the owner's discretion (figure 108.30-4).

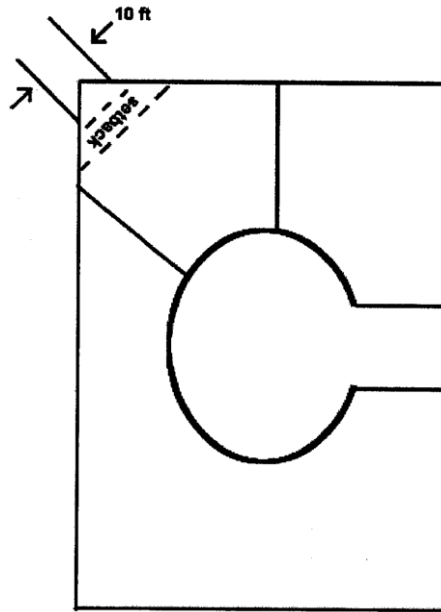


Figure 108.30-4. Rear Yard
Exceptions

2. For lots abutting a shoreline pursuant to the shoreline management regulations, the ordinary high-water mark may be considered the rear lot line for purposes of setbacks.
- M. *Interior yards, exception.* Lots located in a SF-ES classification that are 100 feet or less in width may reduce each interior yard setback to ten percent of the lot width. In no case shall the setback be less than three feet unless a variance is approved.
- N. *Height standards.*
1. *Building height.* The height of a building is the vertical distance from the average elevation of the finished grade on each corner of a building to the top of a flat or shed roof, or the deck level on a mansard roof, and the average distance between the bottom of the eaves to the highest point of a pitched, hipped, gambrel, or gable roof.

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2. **Structure height.** The height of all structures (except buildings) is the vertical distance of a structure measured from the average elevation of the finished grade surrounding the structure to the highest point of the structure. Flagpoles shall not exceed 45 feet in height from the average grade. All such poles shall be placed so as to neither obstruct nor obscure adjacent property owners' lines of vision. Such poles shall not display more than three flags at any one time. All structures, greater than six feet in height, require a building permit.

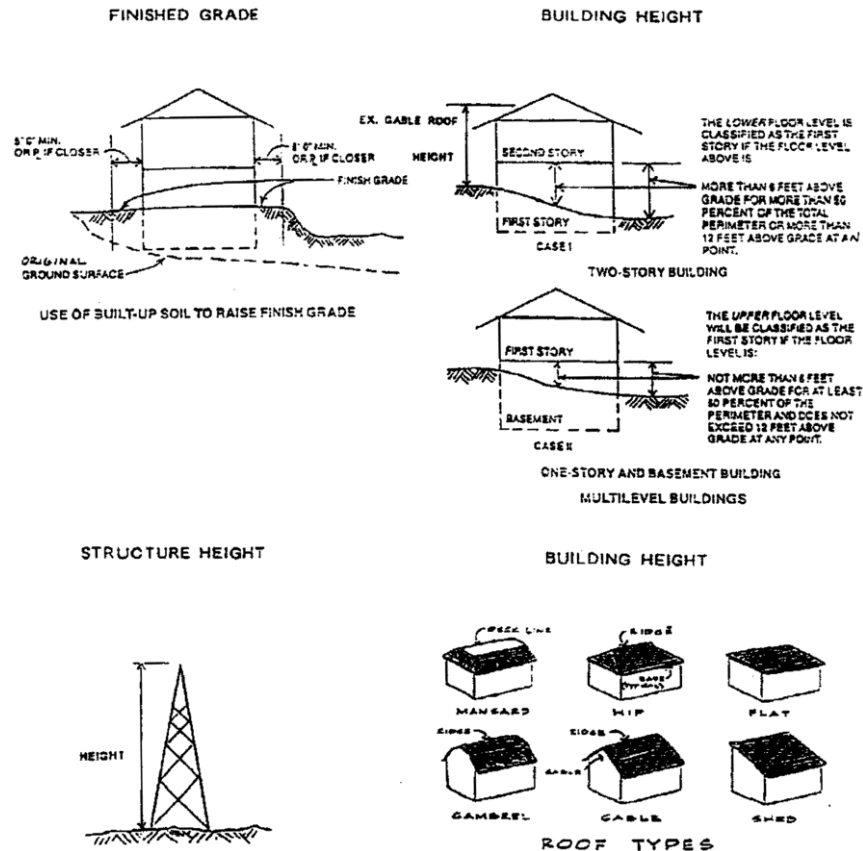


Figure 108.30-5. Building Heights

3. **Measurement; height of a fence/retaining wall.** The height of a fence shall be measured from a point on the ground immediately adjacent to the fence to the top of the fence. The height of a fence located on a rockery, retaining wall, or berm shall be measured from the ground on the high side of the rockery, retaining wall, or berm to the top of the fence. Net fences, such as those as used on golf courses and/or driving ranges shall not be higher than 35 feet and shall meet the setbacks required for structures. The top of a fence shall include all attachments, ornamentation, and security devices such as barbed wire. All structures, greater in height than six feet, require a building permit. Fences are

limited to no more than four-feet in height beyond the front of the principle building or structure in front yards and may be built to the property lines unless otherwise provided.

Fence on Retaining Wall

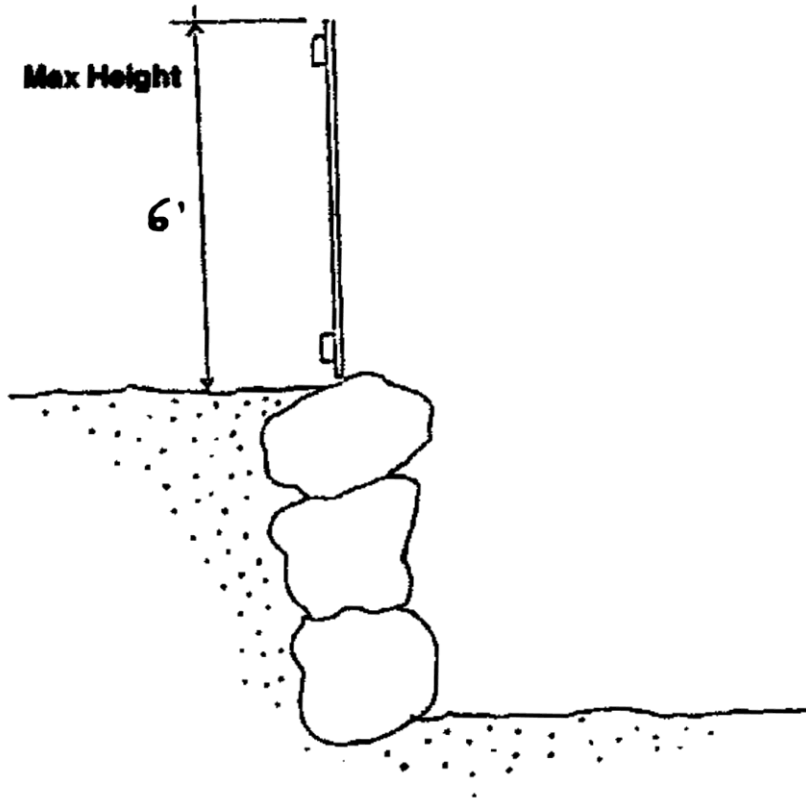


Figure 108.30-6. Fence Height

4. *Exceptions.* Height standards shall not apply to the following:
 - a. Church spires, belfries, domes, chimneys, antennas, satellite dishes, ventilation stacks, or similar structures, provided the structure is set back one additional foot for every foot said structure exceeds the height limitation in the underlying zone classification.
 - b. Rooftop mechanical equipment. All rooftop mechanical equipment may extend ten feet above the height limit of the zone, provided all equipment is set back ten feet from the edge of the roof.
 - c. These exceptions still require a building permit.

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O. *Lot width measurement.*

1. When a lot has four sides or has more than four sides and has an essentially rectangular, or pie shape, the lot width shall be the horizontal distance between the side lot lines measured at right angles to the line comprising the depth of the lot at a point midway between the lot front and the lot rear line.
2. For pipestem or flag lots, the access easement or lot extension shall not be included in determining the width or depth of the lot.
3. For lots with more than four sides that are irregular in shape, lot width shall be measured at the widest portion of the lot between the side lot lines.

(Ord. No. 710, § 18B.30.040, 4-26-2004; Ord. No. 755, § 3, 1-27-2009; Ord. No. 810, § 4, 2-28-2012)

108.30.050. Accessory buildings.

- A. Residential detached accessory structures which are less than 120 square feet in size and not higher than ten feet, including garden sheds or greenhouses or combination of both; children's play equipment; arbors; and gazebos, placed in a rear half of a lot shall have a minimum three-foot setback. Attached accessory structures must meet the same setbacks as the main building.
- B. In the single-family (SF-ES/SF/SF-D) and multifamily residential (MF) zoning districts, garages or other accessory buildings greater than 120 square feet but not exceeding 1,000 square feet, which do not exceed 14 feet in height, may be placed within the rear or interior yard.
 1. The structure must maintain a minimum five-foot setback, unless the zoning district allows a lesser setback; and
 2. Be located at least six feet from a primary structure located on an adjacent property.
- C. Pools, hot tubs, and similar accessory structures may not be located in the rear or interior yard setbacks.
- D. Areas for automobiles shall be designed in such a manner that adequate visibility is ensured for ingress and egress.
- E. Every building hereafter erected or moved shall be on a lot adjacent to a public street or with access to an approved private street, and all structures shall be located on lots as to provide safe and convenient access for servicing and provide for required off-street parking.
- F. Parking areas shall have a durable surface.

(Ord. No. 710, § 18B.30.050, 4-26-2004)

108.30.060. Reserved.

Editor's note(s)—Ord. No. 881, § 33, adopted September 26, 2017, repealed § 108.30.060, which pertained to outdoor storage and storage containers. See Code Comparative Table for complete derivation.

108.30.070. Nonconformities.

- A. Within the zoning districts established by this title, or as amended, lots, uses, and structures may exist that were lawfully when established but no longer conform to the provisions and standards of the zoning district in which they are located.

Nonconformities may adversely affect the development and redevelopment of the city consistent with the provisions of the comprehensive plan. This section provides for the regulation of these legally existing

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nonconformities and attempts to balance the rights of property owners to continue the use of their properties and the perpetuation of uses envisioned under the city's comprehensive plan and this title. These standards specify the circumstances, conditions, and procedures under which such nonconformities are permitted to endure.

- B. This section shall apply to legally existing nonconformities, except the following:
1. Nonconforming sexually oriented businesses as defined in LDR 108.40.100, sexually oriented businesses, which shall instead be governed by standards set forth in that section.
 2. Nonconforming signs as defined in LDR 108.30.130, signs, which shall instead be governed by standards set forth in that section.
 3. Nonconforming personal wireless telecommunications facilities as defined in LDR 108.40.110, wireless telecommunications facilities, which shall instead be governed by standards set forth in that section.
 4. Permit applications at the time of this title's passage that constitute vested development shall instead be governed by existing standards. Future plans to further develop property shall not constitute a basis for nonconformity status, whether or not documented in public record, except when they constitute a vesting. Nothing in this section shall be construed to require a change in plans, construction, or intended use related to vested development, though it may thereafter be regulated as nonconformity.
 5. Single-family residences within a Commercial-1 (C-1) Zoning District may rebuild to no more than 125 percent of the home's square footage due to damage or destruction, based on assessor records of the prior square footage. Restoration or replacement of the single-family home shall commence within one-year from the date of the damage. Setbacks and other site development standards for restoration or replacement of a damaged or destroyed single-family home shall be based on criteria of LDR 106.20.040 SF-D zoning district, but in no case closer to the property lines than the existing footprint. If the existing footprint is used and is within the setback standards prescribed in LDR 106.20.040 SF-D zoning district, no projection exceptions pursuant to LDR 108.30.040 shall be allowed within this encroachment to the SF-D setback standards.
- C. The provisions of this section apply only to nonconformities that were lawful, either by right or by discretionary permit, when initially established and these provisions may not be used as an alternative to removal or cessation of activities, structures, and uses which were illegal at the time of their establishment. This provision shall not apply to dwelling units located in residential zones or in established mobile home parks, which may be reconstructed or replaced with no substantial change in floor area or other nonconforming feature.
- D. The entire contiguous ownership of land shall be considered as a single parcel of land for determination of nonconformance as a consideration of development. A record of separate lot or parcel boundaries shall be disregarded. It is recognized that the dimensions of some nonconforming lots of record are so constrained that meeting some development regulations such as setbacks would render such lots essentially unbuildable. The city will consider unusual hardships in reviewing applications for such development. Pursuant to LDR 100.50.080, variances, variances may be granted in such instances based on individual circumstances and may conditioned negative effects on the surrounding area are mitigated.
- E. Nonconforming lots may not be altered in any way that would increase the degree of nonconformity; provided, this does not preclude acquisition or dedication of additional public rights-of-way when deemed necessary by the designee.
- F. Nonconforming uses. The following nonconforming uses may continue to operate provided:
1. Routine maintenance and repairs may be performed on land or structures containing a nonconforming use.
 2. A nonconforming use shall not be changed to another nonconforming use.

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3. Nonconforming uses outside of a structure, which occupy only a portion of a lot, may not be expanded to any other portion of the property.
 4. Nonconforming uses may not be materially expanded unless such expansion is required by law or a public agency in order to comply with public health, safety or welfare regulations.
 5. All applicable construction permits must first be obtained for any such work.
- G. Nonconforming structures. Maintenance, minor improvements and minor alterations to nonconforming structures are allowed to prevent them from becoming blighted and having detrimental impacts on the surrounding neighborhood.
- H. Nothing in this section shall be construed to prevent the strengthening or restoring to a safe condition any nonconforming structure or part thereof declared to be unsafe by the building official or other proper authority. No structure partially occupied by a nonconforming use shall be moved, altered, or enlarged in such a way as to permit the enlargement of the space occupied by the nonconforming use. Alterations or expansions of nonconforming structures which are required by law or a public agency in order to comply with public health, safety or welfare regulations are allowable, even if in conflict with other provisions of this title. All applicable construction permits must first be obtained for any such work.
- I. The burden of demonstrating that nonconformity is lawful under this title rests with the property or business owner. Some examples of evidence that may indicate legal nonconforming status include: tax assessment records, construction or other permit records, personal or business income tax records, business license records, dated past advertising, dated business receipts to customers, dated rent receipts, affidavits from neighbors or tenants, testamentary documents, photographs whose date may be clearly ascertained, and other such information which is competent and factual. The city may, at its discretion, request such records from a property or business owner as a basis for determining whether nonconformity was legally established and preexisting.
- J. Termination of nonconforming status. A nonconforming development or use shall terminate under the following conditions:
1. When the use has been abandoned for a period of six or more months.
 2. When the structure, which is nonconforming, has been damaged or destroyed to an extent exceeding 50 percent or more of its fair market value as indicated by the records of the county assessor.
- K. Provided that damaged uses that are allowed to reestablish, as provided in LDR 108.30.070L, nonconformities, shall not be considered to be terminated. Once terminated, the use shall not be reestablished, and any subsequent use must comply with the regulations of the zoning district in which it is located.
- L. Damage or destruction.
1. If a nonconforming use or structure is damaged or destroyed by any means to the extent of 50 percent or more of last assessed value, it may not be reestablished except in compliance with the regulations of the zoning district in which it is located.
 2. If a nonconforming use or structure is damaged due to an involuntary event of fire, natural disaster or other casualty, to the extent of less than 50 percent of fair market value, it may be restored to substantially the same extent of nonconformance as preexisted the damage, provided that all applicable construction permits are obtained prior to commencement of demolition and reconstruction. This provision shall not be construed as reducing any requirements of construction standards in effect for rebuilt structures. Restoration or replacement shall commence within one year from the date of damage.

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- M. The transfer of ownership of a nonconforming lot, use, or structure will not alter its legal nonconforming status.
- N. By their nature, nonconformities can be unique and difficult to identify and equitably regulate. If questions arise with regard to nonconforming status or replacement when abandonment, damage, or destruction has occurred, the designee is hereby empowered to issue case-by-case determinations based on individual circumstances. Such determinations will constitute administrative determinations as set forth in LDR 100.50.020, administrative interpretation, and shall be appealed pursuant to LDR 100.40.090, process II, administrative action.

(Ord. No. 710, § 18B.30.070, 4-26-2004; Ord. No. 731, § 1, 2007)

108.30.080. Reserved.

Editor's note(s)—Ord. No. 881, § 34, adopted September 26, 2017, repealed § 108.30.080, which pertained to performance standards. See Code Comparative Table for complete derivation.

108.30.090. Reserved.

Editor's note(s)—Ord. No. 881, § 35, adopted September 26, 2017, repealed § 108.30.090, which pertained to parking. See Code Comparative Table for complete derivation.

108.30.100. Reserved.

Editor's note(s)—Ord. No. 851, § 2, adopted December 9, 2014, repealed § 108.30.100, which pertained to landscaping and derived from Ord. No. 710, 4-26-2004; Ord. No. 755, § 4, 1-27-2009; Ord. No. 763, § 2, 9-8-2009.

108.30.110. Reserved.

Editor's note(s)—Ord. No. 851, § 3, adopted December 9, 2014, repealed § 108.30.110, which pertained to streetscapes and derived from Ord. No. 710, 4-26-2004.

108.30.120. Tree preservation.

- A. *Purpose.* The purpose of this section is to:
1. Regulate the removal of trees from property within the city in order to preserve, protect and enhance a valuable natural resource;
 2. Establish standards to limit the removal of and ensure the replacement of trees sufficient to safeguard the ecological and aesthetic environment of a community;
 3. Discourage the unnecessary clearing and disturbance of land so as to preserve the natural and existing growth of vegetation; and
 4. Maintain a minimum number of significant trees.
- B. *Intent.* This section establishes significant tree preservation for any development action or land use development to protect the treed environment within the city by regulating the removal of significant trees and providing incentives to preserve trees that, because of their size, species, or location, provide special benefits. Tree preservation protects and enhances critical areas, facilitates aquifer recharge, reduces erosion and stormwater runoff and helps to define public and private open spaces.

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- C. *Exemption.* Applications for single-family detached dwelling building or construction permits are exempt from the provisions of this section.
- D. *Applicability.* The requirements for tree preservation are applicable to all zoning districts and shall be provided in accordance with the requirements of each individual zoning district and the provisions of this section. In the event a permit is not required for the establishment of a use, the standards of this section still apply.
- E. *Standards.* Significant tree preservation standards shall be required for any development action or land use development permit.
1. A significant tree is an existing tree, which:
 - a. Is measured at average breast height above grade and is 15 inches in diameter;
 - b. Must be in good health;
 - c. Is not detrimental to the community (e.g., is not diseased, dying, or likely of falling into public open space or right-of-way, etc.) or obscuring safe sight distance requirements;
 - d. Is not an identified species pursuant to LDR title 112 critical areas and natural resource lands; and
 - e. Is not one of the following species:
 - 1) Cottonwood;
 - 2) Alder;
 - 3) Poplar; or
 - 4) Big-leaf Maple.
 2. In addition, trees will not be considered significant if, following an inspection and concurrence by the city, the tree is determined to be:
 - a. Safety hazards due to potential root, trunk or primary limb failure, or exposure of mature trees which have grown in a closed, forested situation;
 - b. At the discretion of the city, damaged or standing dead trees may be retained and counted toward the significant tree requirement if demonstrated that such trees will provide important wildlife habitat and are not classified as danger trees;
 - c. Authorization by the city is required for the removal of any significant tree or street tree as defined herein or trees removed pursuant to a tree retention plan unless specifically exempted within this section;
 - d. All significant trees shall be preserved according to the following criteria:
 - 1) All significant trees within 15 feet of the lot perimeter or required buffer or setback, whichever is greater, shall be preserved.
 - 2) At the discretion of the designee, significant trees may be removed for access, buildings, sight areas, required roads, utilities, sidewalks, trails, or storm drainage improvements provided they are replaced in accordance with subsection J of this section.
 - e. Tree preservation criteria listed subsection E.4.b of this section shall exclude sensitive/critical areas and their buffers, and designated open space areas and tracts. All trees within such areas shall be retained except as may be specifically indicated in a discretionary land use permit or tree removal plan.
 - f. State Environmental Policy Act requirements. Additional or specific tree retention may be required as SEPA mitigation in addition to the requirements of this section.

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- F. *Retention required.* Significant trees shall be retained on the subject property to the maximum extent possible in all residential, commercial, industrial, or institutional developments as follows:
1. If the approved development on the subject property will require the removal of more than 75 percent of the significant trees on the subject property, significant trees shall be replaced in amount equal to 25 percent of the significant trees which existed on the subject property prior to commencing any development activity.
 2. All significant trees located within any required perimeter landscaping area shall be retained, provided that this requirement shall not apply to commercial zoning districts.
 3. Significant trees required to be retained within on-site sensitive areas can be used toward satisfying the 25 percent on-site significant tree retention regulations.
 4. All significant trees located within required on-site recreation or open spaces shall be retained, provided they do not conflict with on-site active recreation areas.
 5. The significant tree retention requirements of this chapter shall not apply to the city center zoning district.
 6. There shall be no cutting of significant trees without authorization from the city for the purpose of preparing that site for future development.
 7. Up to one-half of the 25 percent significant tree replacement requirement may be satisfied by planting larger trees in required landscape areas such as landscape islands, buffers, and perimeter landscaped areas. Such trees shall be a minimum 12 feet in height for evergreen and 3½-inch caliper for deciduous or broadleaf trees. Example: 100 on-site significant trees requires 25 to be retained or replaced. Applicant may plant 13 larger trees within required landscape areas which meet size requirements mentioned herein.
- G. *Permit required.* A class IV forest practice permit is required by the department of natural resources under provisions of RCW 76.09 unless exempt. The applicant shall submit a tree retention plan concurrent with the first permit application for that development. The tree retention plan shall consist of the following:
1. A tree survey or cluster survey that identifies the location, size, number and species of all significant trees on the site.
 2. A development plan identifying the significant trees that are proposed to be retained, removed, transplanted, or replaced, including a final report on percentage retained and shall contain:
 - a. A tree survey that identifies the location, size and species of all significant trees on a site.
 - 1) The tree survey may be conducted by a method that locates individual significant trees; or
 - 2) Where site conditions prohibit physical survey of the property, standard timber cruising methods may be used to reflect general locations, numbers and groupings of significant trees.
 - b. If tree retention and/or landscape plans are required, no clearing shall be allowed on a site until approval of such plans.
 - c. The tree retention plan shall also show the location, species, and dripline of each significant tree that is intended to qualify for retention credit, and identify the significant trees that are proposed to be retained, and those that are designated to be removed.
 - d. Each significant tree that is located outside of the perimeter area and is retained may be credited as two trees for complying with the retention requirements in subsection G.2.c of this section, provided it meets one or more of the following criteria:

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- 1) The tree exceeds 60 feet in height, or 24 inches in diameter for evergreen trees, or 30 inches in diameter for deciduous trees;
 - 2) The tree is located in a grouping of at least five other significant trees with canopies that touch or overlap;
 - 3) The tree provides energy savings, through wind protection or summer shading, as a result of its location relative to buildings;
 - 4) The tree belongs to a unique or unusual species;
 - 5) The tree is located within 25 feet of any critical area or required critical area buffers; or
 - 6) The tree is 18 inches in diameter or greater and is identified as providing valuable wildlife habitat.
- e. In any required perimeter landscaping area as defined in this section, the applicant shall retain all significant trees, except as provided in this section.
 - f. An area free of disturbance, corresponding to the drip line of the significant tree's canopy shall be identified and protected during the construction stage with a temporary three-foot high chainlink or plastic net fence. No impervious surfaces, fill, excavation, storage of construction materials, operations or parking of vehicles shall be permitted within the area defined by such fencing or stakes.
 - g. A protective tree well may be required to be constructed if the grade level around the tree is to be raised or lowered. The inside diameter of the well shall be at least equal to the diameter of the tree spread dripline, plus at least five feet of additional diameter.
 - h. The designee may approve use of tree protection techniques other than those listed in subsection G.2.f and g of this section if the trees will be protected to an equal or greater degree than by the techniques listed subsection G.2.f and g of this section.
 - i. The applicant shall demonstrate on the tree retention plan those tree protection techniques intended to be utilized and approved by the designee during land alteration and construction in order to provide for the continual healthy life of retained significant trees.
 - j. If any significant tree that has been specifically designated to be retained in the tree preservation plan dies within three years of the development of the site, then the significant tree or replacement shall be replaced at the specified rate.
- H. *Criteria significant tree not located in perimeter landscaping.* Each retained significant tree not located within perimeter landscaping may be credited as two trees for purposes of complying with the retention requirements of subsection F.1 of this section, provided the tree meets at least one of the following criteria:
1. The tree is located in a grouping of at least five trees with canopies that touch or overlap;
 2. The tree provides energy savings through winter wind protection or summer shading as a result of its location relative to proposed buildings; or
 3. The tree belongs to a unique or unusual species of native or nonnative tree not usually found locally.
- I. *Site specific tree plan needed for not retaining significant trees.* Where it is not feasible to retain required significant trees due to site constraints including, but not limited to, topography, ingress/egress requirements, existing and proposed utility locations, trails, storm drainage improvements, a site specific tree plan, drawn to scale, shall be prepared. The tree plan shall show the precise location of all significant trees on the site, in relation to the proposed buildings, streets, parking areas, required landscaped areas, surface water facilities, and utilities. The director of community development shall review the plan in relation

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to the proposed development to ensure tree removal is the minimum amount necessary to comply with the proposed development and meet the purposes of this chapter.

- J. *Replacement of trees.* When required significant trees cannot be retained (see subsection K.7 of this section), significant trees that are removed shall be replaced with:
1. Transplanted or retained on-site trees four-inch caliper or larger, which meet the definition of significant tree in all manner except size, and approved by the community development director, based upon the director's assessment of the location of the tree in relation to the proposed site development;
 2. New evergreen trees that are a minimum ten feet in height, or deciduous trees that are a minimum three-inch caliper; or
 3. The number of replacement trees, combined with the number of retained significant trees, shall equal 25 percent of the amount of on-site significant trees which existed prior to development.
- K. *Management practices.* The following management practices shall be observed on-sites containing significant trees, to provide the best protection for significant trees:
1. No clearing shall be allowed on a proposed development site until the tree retention and landscape plans have been approved by the city;
 2. A no disturbance area, which shall be defined to be to the drip line of the significant tree, shall be identified during the construction stage with either:
 - a. A temporary five-foot chainlink fence.
 - b. A line of five-foot high, orange-colored two-by-four-inch stakes placed no more than ten feet apart connected by highly visible surveyor's ribbon;
 3. No impervious surfaces, fill, excavation, or storage of construction materials shall be permitted within the no disturbance area;
 4. If the grade level around the tree is to be raised by more than one foot, a rock well shall be constructed. The inside diameter of the rock well shall be equal to the diameter of the tree trunk plus ten feet. Proper drainage, and irrigation if necessary, shall be provided in all rock wells;
 5. The grade level shall not be lowered within the larger of the two areas defined as follows;
 6. The drip line of the trees; or
 7. An area around the tree equal to one foot in diameter of each inch of tree trunk diameter measured four feet above the ground;
 8. Alternative protection methods may be used if accepted by the director of community development department to provide equal or greater tree protection;
 9. Encroachment into the no disturbance area may be allowed where the director determines encroachment would not be detrimental to the health of the tree.

(Ord. No. 710, § 18B.30.120, 4-26-2004)

108.30.125. Animals and urban agriculture.

- A. *Purpose.* The purpose of these provisions is to promote local food production through the allowance of certain farm animals and the growth of food crops within the City of Tenino. These provisions are meant to allow landowners flexibility to grow or raise their own food, while ensuring that nuisance situations do not arise. The provisions of TMC Title 4, Animals also applies.

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- B. *Allowed animals.* The following animals are allowed in the City of Tenino.
1. *Household pets.* Household pets are permitted in all zones.
 2. *Chickens or rabbits.* One chicken or rabbit is allowed per every 1,000 square feet of a lot.
 3. *Goats, sheep, miniature pot-bellied pigs.* One goat, sheep, or miniature pot-bellied pig is allowed per every quarter acre of a lot.
 4. *Horses, emus, alpacas.* Horses, emu, and alpaca are allowed on lots over one (1) acre in size.
 5. *Cattle.* Cattle are allowed on lots over one acre in size in the SF-ES and WT zones.
- C. *Structure setbacks.* The following setbacks are required for animal structures.
1. *Chickens and rabbits.* A minimum of ten feet is required from the adjacent property line.
 2. *All other animals.* A minimum of 25 feet is required from the adjacent property line.
 3. *Reduction allowed.* The setbacks listed above may be reduced by 50 percent when measured from a publicly-owned alley located at the rear of a lot.
- D. *Variation from stocking rates, allowed animals and setback standards permitted with approval of farm plan.* Stocking rates, allowed animals and setback standards may be altered from the requirements shown above in cases where a landowner has submitted and received approval for a farm plan from the Thurston County Conservation District.
1. *Farm plan standards.* The farm plan must show that additional animals will be sustainable (i.e. able to graze given stocking rates, not likely to pollute groundwater, etc.), and will not be a nuisance or noxious to neighboring residents. Allowed rates, setbacks and types of animals will be subject to the specifications in the approved plan.
 2. The following animals may be allowed throughout the City of Tenino when a farm plan has been reviewed and approved by the Thurston County Conservation District.
 - a. Cattle.
 - b. Roosters.
 - c. Turkeys.
 - d. Other animals as determined by the planning official.
- E. *Prohibited farm animals.* The following animals are not allowed to be kept as farm animals in the City of Tenino:
1. Peafowl.
 2. Ferrets.
 3. Geese.
 4. Ostriches.
 5. Other animals, as determined by the planning official.
- F. *Performance standards.*
1. *Farm animals.* The following performance standards apply to farm animals:
 - a. *No roaming allowed.* No animals are permitted to roam on public rights-of-way or another person's property.

- b. *Prevention of rodents.* Structures to house chickens or rabbits must be designed to prevent rodents through the incorporation of at least one of the following:
 - i. Raising the floor area eight to 12 inches above the grade of the ground.
 - ii. Utilizing a portable pen that can be moved every few days to allow clean-up of the ground.
 - iii. Utilizing similar techniques that produce similar results.
 - c. *Compliance with food and health standards.* Sales of goods associated with any raising of animals requires compliance with the FDA Food Code, and any applicable Department of Health standards.
 - d. *Keeping of animals that results in a nuisance.* Livestock, small animals or chickens (and their associated waste) shall not be kept in a manner that constitutes a nuisance, as defined in TMC Chapter 8.08.
 - e. *Slaughtering.* Farm animals such as cows, sheep, goats, and other livestock are permitted to be slaughtered in any zoning district (except public) provided that if a firearm is to be used for dispatch of farm animals within the city limits, and prior to the use of a firearm, the city police department shall be notified.
2. *Agricultural crops.* To ensure that pesticides and fertilizers do not enter the water source, the production of more than half an acre of crops in a critical aquifer recharge area or wellhead protection area requires a farm management plan in accordance with TMC 112.50.060.
 3. *Electric fences.* Electric fences for the purposes of keeping of animals or the growing of food must meet the following performance standards:
 - a. *Commercial vendor.* All electrical fences must be obtained from a commercial vendor.
 - b. *Installed per instructions.* All electrical fences must be installed per the manufacturer's instructions.
 - c. *Only for agricultural purposes.* All electrical fences must be utilized solely for agricultural purposes or domestic animal control. No fences that would prohibit an individual such as a police officer from entering a property are permitted.
 - d. *Listed product.* All electric fences shall meet the listed standards of a recognized testing lab (UL, ETL, or other as allowed by statute).
 - e. *Hazardous electrical fence.* In addition to the items listed in TMC Chapter 8.08, the Tenino Code Enforcement Officer may declare a nuisance for an electrical fence that is improperly functioning or installed, or does not meet one of the standards listed above.

(Ord. No. 830, § 2, 10-8-2013; Ord. No. 881, § 36, 9-26-2017)

108.30.130. Signs.

- A. *Purpose.* This sign ordinance is adopted under the zoning authority of the city in furtherance of the more general purposes and goals set forth in section 100.10.020. The purposes of this section are to:
 1. Encourage the effective use of signs as a means of communication in the city;
 2. Maintain and enhance the aesthetic environment and the city of Tenino's ability to attract sources of economic development and growth;
 3. Improve pedestrian and traffic safety;

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4. Minimize the possible adverse effect of signs on nearby public and private property; and
5. Allow for fair and consistent enforcement of these sign restrictions.

B. *Definitions.*

1. For words and phrases that are not defined here, chapter 100.20, general provision definitions apply.
2. All other words and phrases will be given their common, ordinary meanings, unless the context clearly requires otherwise.
3. The section headings or captions are for reference purposes only and will not be used in the interpretation of this section.

Beacon means any light with one or more beams that rotate or move, directed into the atmosphere, or directed at one or more points on a lot.

Building face means that portion of any exterior elevation of a building or other structure extending from grade to the top of a wall and the entire width of that particular building or structure elevation.

Building marker means any sign cut into a masonry surface or made of bronze or other permanent material indicating:

- The name of a building;
- The date; and
- Incidental information about its construction.

Commercial message means any sign wording, logo, or other representation that, directly or indirectly, names, advertises, or calls attention to a:

- Business;
- Product;
- Service; or
- Other commercial activity.

Flag means any fabric or bunting containing distinctive colors, patterns, or symbols, used as a symbol of a government, political subdivision, business or other similar entity.

Furniture zone means the area of sidewalk between the curb and the clear mobility area of the sidewalk.

Lot. See section 114.10.040, definition of lot.

Marquee means any permanent roof-like structure projecting:

- Beyond a building; or
- Extending along and projecting from the wall of the building.

Note: Marquees are generally designed and constructed to provide protection from the weather.

Mural means a work of graphic art painted or applied to a wall of a building or other structure which contains no advertising or logos. When a work of graphic art that is painted or applied to a wall of a building contains a commercial message, the portion of the mural that contains the commercial message is considered a wall sign.

Pennant means any material, other than a banner, that is suspended from a rope, wire, or string and designed to move in the wind.

Note: A pennant does not need to contain a message of any kind.

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Scoreboard means a sign that is associated with an athletic field that includes information and/or statistics pertinent to an on-site game or activity and also includes any sponsor or identification panels.

Shielded light source shall have the meaning associated with the nature of the light source, as follows: (1) for an artificial light source directing light upon a sign, "shield light source" shall mean a light source diffused or directed so as to eliminate glare and housed to prevent damage or danger; (2) for light source located within a sign, "shielded light source" shall mean a light source shielded with a translucent material of sufficient opacity to prevent the visibility of the light source; (3) for a light source designed to directly display a message (e.g., LED and neon lighting), "shielded light source" means a light source specifically designed by its manufacturer for outdoor use.

Sign means any device, fixture, placard, lighting, writing, or structure that uses any color, form, graphic, illumination, symbols, and/or written copy for the primary purpose of:

- Advertising any establishment, product, goods, services, or events;
- Announcing or identifying the purpose of a person or entity;
- Providing directions; or
- Communicating information to the public.

Sign, animated means a sign or display manifesting either kinetic or illusionary motion occasioned by natural, manual, mechanical, electrical, or other means. Animated signs include the following types (also see and note difference from changeable sign):

- *Naturally energized.* Signs whose motion is activated by wind or other atmospheric impingement. Wind-driven signs include: flags, banners, pennants, streamers, spinners, metallic disks, or other similar devices designed to move in the wind.
- *Mechanically energized.* Signs manifesting a repetitious pre-programmed physical movement or rotation in either one or a series of planes activated by means of mechanically based drives.
- *Electrically energized.* Illuminated signs whose motions or visual impression of motion is activated primarily by electrical means. Electrically energized animated signs are of two types:
 - *Flashing signs.* Illuminated signs exhibiting a pre-programmed repetitious cyclical interruption of illumination from one or more sources in which the duration of the period of illumination (on phase) is either the same as or less than the duration of the period of darkness (off phase), and in which the intensity of illumination varies from zero (off) to 100 percent (on) during the programmed cycle.
 - *Illusionary movement signs.* Illuminated signs exhibiting the illusion of movement by means of a pre-programmed repetitious sequential switching action in which illuminated elements of the sign are turned on or off to visually simulate the impression of motion, characteristic of chasing, running, blinking, oscillating, twinkling, scintillating, or expanding and contracting light patterns.

Sign, area of.

- *Projecting and freestanding.* The area shall be within a single, continuous perimeter of the sign face. The area of any double-faced signs shall be calculated by determining the area of one face or side of the sign.
- *Wall sign.* The area shall be within a single, continuous perimeter composed of any rectilinear geometric figure that encloses the extreme limits of the sign.
- *Changeable copy signs.* The area shall be within a single, continuous perimeter of the sign face. The area of any double-faced signs shall be calculated by determining the area of one face or side of the sign.

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Sign area total means the total area allowed for all freestanding, projecting, suspended, marquee and canopy signs, and flags with commercial messages on a project site. The sign area total is found by adding the area of each of the different signs together. Wall signs, banners, portable signs, building markers, identification signs, and integral roof signs are not subject to the sign area total, but are subject to other standards.

Sign, banner means a sign made of heavy fabric, canvas or non-rigid plastic (typically with grommets at the corners) that is affixed to a building or other support. "Sign, canopy" means any sign that is a part of, or attached to:

- An awning;
- Canopy; or
- Other fabric, plastic, or structural protective cover over a door, entrance, window, or outdoor service area.

Note: A marquee is not a canopy.

Sign, changeable copy means a sign with informational content of characters, letters, graphics or illustrations that can be changed or altered by manual or electric, electromechanical, or electronic means that can be changed or rearranged without altering the surface of the sign. Changeable copy signs include:

- *Manually activated.* Sign with alphabetic, pictographic or symbolic informational content that can be changed or altered by manual means.
- *Electrically activated.* Sign with alphabetic, pictographic, or symbolic informational content that can be changed or altered on a fixed display surface composed of electrically illuminated or mechanically driven changeable segments. This includes the following two types:
 - *Fixed message electronic sign.* Not an animated sign.
 - *Computer controlled variable message electronic signs.* Signs with informational content that can be changed or altered by means of computer driven electronic impulses. Minimum delay shall be set at two seconds.

Sign, directional means a sign that directs individuals to a site other than the location on which the sign is placed.

Sign, dynamic means a sign or portion thereof that appears to have movement or that appears to change using any method other than a person physically removing and replacing the sign or its components. This includes a display that incorporates a technology or method allowing the sign face to change the image without having to physically or mechanically replace the sign face or its components. This also includes any rotating, revolving, moving, flashing, blinking, or animated display and any display that incorporates rotating panels, LED lights manipulated through digital input, "digital ink" or any other method or technology that allows the sign face to present a series of images or displays.

Sign, electrical means a sign or sign structure in which electrical wiring, connections, or fixtures are used.

Sign, electric awning means an internally illuminated fixed space-frame structure with translucent, flexible, reinforced covering designed in awning form and with graphics or copy applied to the visible surface of the awning.

Sign, flashing. (See "Sign, animated, electrically energized.")

Sign, freestanding means any sign supported by structures or supports that are placed on, or anchored in, the ground and independent from any building or other structure.

Sign, identification means a sign that is used to identify the tenant of a residential building for visitors. Identification signs typically consist of an individual's last name and have no commercial message. When a commercial message is included, the sign is classified under the relevant sign type and is subject to the provisions of that sign type under this code.

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Sign, incidental means a sign that assists visitors to a land use in matters such as parking and navigation of the site, once they are on the site of the land use. Examples include "no parking," "entrance," "loading only," "telephone." Note: A sign with a commercial message legible from an area off the lot on where the sign is located will not be considered incidental.

Sign, illuminated means a sign or portion thereof that:

- Incorporates an artificial light source as part of the sign including, but not limited to, a sign with LED lights, neon lights or an interior light.
- A sign that has an artificial light source directed upon it.

Sign, marquee means any sign permanently attached to or made a part of a marquee.

Sign, nonconforming means any sign that does not meet the requirements of this section.

Sign, political means a temporary sign used in connection with a local, state, or national election or referendum.

Sign, portable means any sign:

- Not permanently attached to the ground or other permanent structure; or
- Designed to be transported. This includes, but is not limited to:
 - Signs designed to be transported by wheels (reader boards);
 - Signs converted to A- or T-frames;
 - Menu and sandwich board signs;
 - Balloons used as signs; and
 - Umbrellas used for advertising.

Sign, projecting means any sign attached to a building or wall where its leading edge extends more than six inches beyond the building or wall surface.

Sign, residential means any sign:

- Located in a district zoned for residential uses; and
- Doesn't contain a commercial message except for advertising for goods or services legally offered on the premises where the sign is located; and
- The sign conforms to requirements of Title 106 - Zoning and Shoreline Master Program Designations and Title 108 - Development Standards of the Tenino Municipal Code.

Sign, roof means any sign:

- Erected and constructed wholly on and over the roof of a building; and
- Supported by the roof structure.

Sign, roof, integral means any sign erected or constructed as an integral or essentially integral part of a normal roof structure where no part of the sign is:

- Extending vertically above the highest portion of the roof; and
- Separated from the rest of the roof by more than six inches.

Sign, snipe means a temporary sign or poster affixed to a tree, fence, telephone pole, public bench, streetlight, public property, or public right-of-way, except government signs.

Sign, suspended means a sign that is:

- Suspended from the underside of a horizontal plane surface; and
- Supported by that surface.

Sign, temporary means any sign that is not permanently mounted and is used for ten days or less.

Sign, time and temperature means any sign that displays the current time and temperature.

Sign, wall means any sign that is:

- Displaying only one sign surface; and
- Supported by a wall or building where it is:
 - Attached 12 inches or less away from and parallel to a wall;
 - Painted on the wall surface; or
 - Erected and confined within the limits of an outside wall of any building or structure.

Sign, window means any sign, pictures, symbol, or combination of these that is:

- Designed to communicate information about the activity, business, commodity, event, sale, or service;
- Placed inside a window, or on the windowpanes or glass; and
- Visible from the exterior of the window.

Streets. See section 100.20.220, street definition.

Street frontage. See section 100.20.090, frontage definition.

- C. *Scope and effect.* This section applies to erecting, placing, establishing, painting, creating, or maintaining a sign in the city of Tenino. The effect of this section is to:
1. Establish a permit system to allow a variety of types of signs in commercial and industrial zones, and a limited variety of signs in other zones, subject to the standards and permit procedures of this section.
 2. Provide for the enforcement of the provisions of this section.
- D. *Prohibited signs, signs allowed without a permit, and signs allowed subject to a permit.*
1. *Prohibited signs.* The following types of signs are prohibited in all zones:
 - a. Abandoned signs;
 - b. Beacons or searchlights (except by permit for a limited time during a once-per-year event);
 - c. Pennants, balloons with commercial messages, and inflatable advertising devices (except as allowed in subsection (D)(2)(s) of this section);
 - d. Signs imitating or resembling official traffic or government signs or signals;
 - e. Snipe signs;
 - f. Signs placed on vehicles or trailers which are parked or located for the primary purpose of displaying said sign (this does not apply to allowed portable signs or to signs or lettering on buses, taxis, or vehicles operating during the normal course of business and excludes signs to advertise the sale of said vehicle);
 - g. Signs placed on a site other than the property that contains the use or activity that the sign is advertising, except in those instances when the sign is a directional sign placed by the City of Tenino to point to sites of historic or community significance;

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- h. Flashing signs not conforming to subsection (F)(3) and (F)(4) of this section;
 - i. Illusionary movement signs not conforming to subsection (F)(3) and (F)(4) of this section;
 - j. Any sign or advertising structure or supporting structure that is torn, damaged, defaced, or destroyed (see subsection (F)(3) of this section);
 - k. Illuminated business signs in residential zones;
 - l. Illuminated temporary signs;
 - m. Any signs that exceed the maximum sign quantity and size per business specified in Table 108.30.130-2; and
 - n. Signs not permitted under this regulation.
2. *Signs not requiring permits or exempt from this regulation.* The following types of signs are exempted from permit requirements but must be in conformance with all other requirements of this section:
- a. Construction signs of 32 square feet or less so long as the signs are removed within ten days of final project completion;
 - b. On-site directional/informational signs of two square feet or less in sign area;
 - c. Signs on private property that are:
 - 1) Less than 16 square feet in size; and
 - 2) Not installed more than ten days in any 30-day period.
 - d. Seasonal or special events decorations, and holiday lights, so long as the long as any signs located in the public right-of-way meet the requirements of subsection (F)(6) of this section;
 - e. Works of art that do not include a commercial message;
 - f. Nameplates of two square feet or less in sign area, which are fastened directly to the building or structure;
 - g. Political signs not to exceed 16 square feet in sign area;
 - h. Any public notice or warning sign required by a valid and applicable federal, state, or local law, regulation, or ordinance;
 - i. Real estate signs not to exceed 16 square feet in sign area so long as the signs are removed within ten days of final closing;
 - j. Window signs;
 - k. Canopies that do not contain a commercial message;
 - l. Incidental signs;
 - m. Any sign not legible from more than three feet beyond the lot line of the lot or parcel where the sign is located;
 - n. Address identification signs with numbers and/or letters no greater than ten inches in height, and/or conforming to fire department regulations;
 - o. Historical plaques on sites designated by a governmental agency;
 - p. Government signs, including government installed directional signs;
 - q. Scoreboards, as long as they are consistent with the building and electric code and the provisions of subsection (F)(3) of this section;

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- r. Building markers;
 - s. Portable signs, as long as the signage does not exceed the maximum number and size per business shown in Table 108.30.130-2;
 - t. Identification signs;
 - u. Kiosks on governmental property that display historic information, maps or similar information;
 - v. Signs designated by the Tenino city council as a sign of potential community significance, which do not meet the standards of this code, but constitute a high quality of new signage due to the use of sandstone or the quality of construction used in the design, so long as the sign is consistent with the building and electric code and the provisions in subsection (F)(3) of this section;
 - w. Flags, so long as the flag does not contain a commercial message. Note: Any pole over six feet in height must obtain a building permit;
 - x. Signs located along a fence or grandstand at a community sports facility so long as the signs are: consistent with the building and electric code and the provisions of subsection (F)(3) of this section; and are primarily targeted to the spectators at the sports facility and not passing pedestrians or motorists.
3. *Signs allowed on private property subject to permit process.*
- a. Signs are allowed on private property subject to the permit approval type within Table 108.30.130-1, unless otherwise noted within this section:

Table 108.30.130-1 Permitted Signs by Type and Zoning District

Sign Type	All Residential	Institutional Uses Permitted in Residential Zones	Commercial/Industrial	Public/Semi-Public
Canopy			P	P
Integral roof			P	
Flag (with commercial message)	P	P	P	P
Freestanding	P	P	P	P
Marquee			P	P
Projecting			P	P
Roof			P	
Suspended	P	P	P	
Wall	P	P	P	P
Blank cell = Not allowed	P = Permit required			

Note: Column labeled "Institutional Uses Permitted in Residential Zones" applies to institutional or commercial uses allowed within residential zones. Uses may include, but are not limited to, group homes, hospice care centers, nursing homes, assisted living facilities, daycare facilities, home occupations, religious assembly uses, funeral homes, and cemeteries.

- b. If the letter "P" appears for a sign type in a column, the sign is allowed with prior permit approval in the zoning districts represented by that column subject to the standards in subsection (F) and Table 108.30.130-2. Special conditions may apply in certain cases.

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- c. If cell is blank, the sign is not allowed under any circumstances in the zoning districts represented by that column.

Sign Permit Process

1. Sign permits.
 - a. If a sign requiring a permit under the provisions of this section is placed, constructed, erected, or modified on a lot, the lot owner must secure a sign permit prior to the construction, placement, erection, or modification of the sign in accordance with the requirements of subsection (F) of this section.
 - b. No signs will be erected in the public right-of-way except in accordance with the relevant permit requirements of subsection (E) of this section and subsection (F)(6) of this section.
 - c. No sign permit of any kind will be issued for an existing or proposed sign unless the proposed sign meets the requirements of this section.
 - d. Prior to issuance of an illuminated sign permit, the applicant shall provide a written certification from the sign manufacturer that the light intensity has been factory preset not to exceed the levels specified in subsection (F)(3)(d) and (F)(4) of this section.
2. General permit procedures. The following will govern the application for, and issuance of, all sign permits under this regulation.
 - a. Applications. All applications for sign permits of any kind must be submitted to the city in accordance with the application requirements specified by the designee.
 - b. Fees. Each application for a sign permit will be accompanied by applicable fees established by the most currently adopted fee schedule.
 - c. Permit action. The designee will either issue a permit, request additional information, or request application modification to meet requirements of this section.
 - d. Lapse of sign permit. A sign permit will lapse automatically if:
 - 1) The business license for the premises lapses, is revoked, or is not renewed; or
 - 2) The business activity on the premises is discontinued for a period of 180 days or more and is not renewed within 30 days of a notice from the city to the last permit holder, sent to the premises, that the sign permit will lapse if the activity is not renewed.
 - e. Assignment of sign permits. A current and valid sign permit is freely assignable to a successor as owner of the property or holder of a business license for the same premises. The assignment must be accomplished by filing for a business license.
3. Permits to construct or modify signs. Sign permits will be issued in accordance with the following requirements and procedures:
 - a. Permit for new sign or for sign modification. The permit shall include three sets of plans drawn to scale that show in sufficient detail the following:
 - 1) The proposed location and its relationship to the other principal buildings on the lot and on adjacent properties.
 - 2) The size and height of the sign, including any height associated with the base of the sign.
 - 3) The elevation of the centerline of the roadway upon which the sign is oriented, when applicable.
 - 4) The material of the sign and supporting pole or structure.

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- 5) A drawing of any landscaping or other base upon which the sign will be placed.
 - 6) Any other information required by the building official to accurately review the application for conformance to the code, including but not limited to a review by a certified land surveyor and/or professional engineer.
- b. Inspection. If construction is complete and in full compliance with this section and the building and electrical codes, the sign(s) will be permitted by the city.

F. *Standards for signage.*

1. *Sign area and height.* The following requirements apply when determining sign area and sign height.
 - a. *Area of individual signs.* The area of individual signs is determined using the method found in the definition "Sign, area of."
 - b. *Sign height.* The height of a sign is determined as the distance from the base of the sign at normal grade to the top of the highest attached component of the sign. Normal grade is the lower of:
 - 1) The existing grade prior to construction; or
 - 2) The newly established grade after construction, exclusive of any filling, berming, mounding, or excavating solely for locating the sign.

When the normal grade cannot reasonably be determined, sign height must be computed by assuming the elevation of the normal grade at the base of the sign is equal to the elevation of the nearest point of the crown of a public street or the grade of the land at the principal entrance to the principal structure on the lot, whichever is lower.

For roof signs, sign height is measured from the normal grade of the building, not the roof.

2. *Number, dimensions, and location of signs.*
 - a. Signs are allowed subject to the standards listed in Table 108.30.130-2.

Table 108.30.130-2 Dimensions of Individual Signs by Zone District

Sign Type	All Residential	Institutional Uses Permitted in Residential Zones	C-1	C-2	C-3	Industrial	Public/Semi-Public
Total Allowed Sign Area per Storefront¹ - Applies to freestanding, projecting, suspended, roof, marquee and canopy signs, and flags with	8 ⁽²⁾	20 ⁽²⁾	100 ⁽²⁾⁽³⁾	100 ⁽²⁾⁽³⁾	100 ⁽²⁾⁽³⁾	100 ⁽²⁾⁽³⁾	64 ⁽²⁾

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commercial messages							
Maximum sign height	5	10	20 ⁽³⁾	25 ⁽³⁾	16 ⁽³⁾	12	12
Standards for Signs That Are Not Subject to the Allowed Sign Area Total							
Banner							
Maximum sign area (square feet)	8	8	20	20	20	20	20
Number permitted							
Per lot	1	1	-	-	-	-	-
Per storefront along each street frontage ¹	-	-	1	1	1	1	1
Building Marker							
Maximum sign area (square feet)	4	4	4	4	4	4	4
Number permitted (per building)	1	1	1	1	1	1	1
Identification							
Number permitted (per residence)	1	1	1 (for residential uses)				
Portable							
Maximum sign area (square feet)	6	6	8	8	8	8	8
Number permitted (per business storefront along each street frontage)	1	1	1	1	1	1	1
Roof, Integral							

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Number permitted (per building)	NP	NP	2	2	2	2	2
Wall							
Maximum sign area (square feet)	2	10	-	-	-	-	-
Maximum wall area (in percent)	-	-	10% ⁽³⁾⁽⁴⁾	10% ⁽³⁾⁽⁴⁾	10% ⁽³⁾⁽⁴⁾	5% ⁽³⁾⁽⁴⁾	5% ⁽³⁾
Additional Standards	No illumination of business signs is allowed in residential zones (per subsection (D)(1)(k) of this section).						

Note: Column labeled "Institutional Uses Permitted in Residential Zones" applies to institutional or commercial uses allowed within residential zones. Uses may include, but are not limited to, group homes, hospice care centers, nursing homes, assisted living facilities, daycare facilities, home occupations, religious assembly uses, funeral homes, and cemeteries.

⁽¹⁾ When a building contains more than one enterprise, each separate entrance to an enterprise from the street shall constitute a storefront. This does not mean, however, that two doorways to an individual business or group of businesses that share the same commercial space are allowed twice the signage. Where a doorway serves an internal hall that provides access to more than two distinct business spaces, 125 percent of the total sign area may be used for all the businesses served by that hall.

⁽²⁾ This number represents the total sign area allowed per business. This total is achieved through the addition of the area of every sign on a project site, except for those signs that are not subject to the sign area total.

⁽³⁾ This dimension standard is not intended to render an existing sign non-conforming. Where a sign that was installed prior to the date of this ordinance is rendered non-conforming as a result of this sign dimension standard, the sign shall not be considered non-conforming and shall be allowed to maintain the size of the sign into the future. Other provisions of this code may however render a sign non-conforming.

⁽⁴⁾ The percentage figure means the percentage of the area of the wall where the sign is located or where the sign is most nearly parallel.

- b. Signs must be located to allow a clear view at every intersection between heights of three feet and ten feet in a triangle formed by the corner and points on the curb 30 feet from the intersection or entranceway.
3. *Sign construction and maintenance.* All signs must be designed, constructed, and maintained in accordance with the following standards:
 - a. All signs must comply with applicable provisions of adopted building and electrical codes of the city at all times;
 - b. All signs must be constructed of permanent materials and must be permanently attached to the ground, a building, or other structure by direct attachment to a rigid wall, frame, or structure. Banners, flags, pennants, political signs, temporary signs, and certain window signs, conforming in all respects with the requirements of this section, are exempt from this requirement;

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- c. All signs must be maintained in good structural condition, in compliance with all building and electrical codes, and in conformance with this code, at all times. Banners, pennants, flags or temporary signs that have been torn, damaged, or destroyed are not considered to be in good structural condition;
 - d. All illuminated signs shall:
 - 1) Have a shielded light source;
 - 2) Not exceed a maximum light intensity of 5,000 nits (candelas per square meter) during daylight hours and a maximum light intensity of 500 nits between dusk to dawn as measured from the sign's face at maximum brightness; and
 - 3) Be equipped with:
 - a) An automatic dimmer control to produce the illumination change required by subsection (F)(3)(d)(2) of this section; and
 - b) A means to immediately turn off the display or lighting if the illuminated sign malfunctions.
4. *Lighting.* All lighting shall be in accordance to the current edition of the National Electrical Code. Unless otherwise prohibited by this section, all signs may be illuminated by one of the following methods:
- a. Internal lighting;
 - b. External direct lighting that is pointed downward when possible; and
 - c. Neon:
 - 1) Signs containing neon lettering and graphics shall be limited to the same size and height limitation as other commercial signs in that zone. If a neon element is proposed to occur on a wall sign or other sign that is not subject to the sign area total, the area around the neon portion of the sign cannot exceed 64 square feet in size.
 - 2) Neon may be used to outline a sign or as a graphic within a sign. Lettering height shall be limited by the ability of the lettering to be contained within the sign's size constraints.
 - 3) Flashing or animated neon signs are not allowed.
 - 4) Neon signs are only allowed in commercial and industrial zones.
5. *Changeable copy.* Unless otherwise specified by this section, any sign herein allowed may use manually, automatically, electrically, or mechanically activated changeable copy. No permit is required to change copy on a legally permitted sign.
6. *Signs in the public right-of-way.* No signs will be allowed in the public right-of-way, except:
- a. *Permanent signs.* The following permanent signs may be allowed in the public right-of-way.
 - 1) Public signs erected by or on behalf of a governmental body to post legal notices, identify public property, convey public information, and direct or regulate pedestrian or vehicular traffic;
 - 2) Bus stop signs erected by a public transit company;
 - 3) Informational signs of a public utility regarding its poles, lines, pipes, or facilities; and
 - 4) Awning, projecting, and suspended signs projecting over a public right-of-way meeting the requirements of Table 108.30.130-3. When these signs are suspended or project above a public right-of-way, the issuance and continuation of a sign permit will be conditioned on

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the sign owner obtaining and maintaining liability insurance of at least \$1,000,000.00 per occurrence per sign.

- b. *Seasonal and portable signs.* A seasonal sign or a portable sign may be placed in the right-of-way when the sign:
- 1) Meets the requirements of Tables 108.30.130-2 and 108.30.130-3; and
 - 2) Is for one of the following two types of signs:
 - a) A sign or banner for a seasonal community event, such as a fair or farmers' market, that has been approved for a fixed period of time by the city council and contains less than 20 percent of the sign as a commercial message for the sponsors of the event; or
 - b) A portable sign for a business that meets the requirements of Table 108.30.130-2 and provides no less than four feet in width of open sidewalk area to maintain ADA accessibility requirements.

Table 108.30.130-3 Minimum Clearance for Permanent and Temporary Signs That Project over a Public Right-of-Way

Minimum Clearance Required for Signs That Project Over a Right-of-Way	
Clearance required over a sidewalk	9 feet
Clearance required over a street	12 feet

- c. *Emergency signs.* Emergency warning signs may be allowed in the public right-of-way when they are erected by:
- 1) A government agency;
 - 2) A public utility company; or
 - 3) A contractor doing authorized or permitted work.
- d. *Other signs.* Any sign installed or placed on public property, except in conformance with the requirements of this section, will be forfeited to the public and subject to confiscation. In addition to other remedies in subsection (G)(2) of this section, the city will have the right to recover from the owner or person placing the sign the full costs of removal and disposal of the sign.
7. *Abandoned and obsolete signs.*
- a. Legal conforming structural supports for obsolete signs may remain if they are installed with a blank sign face and the supporting structures are maintained.
 - b. Signs abandoned for 30 days without the installation of a blank sign face and/or the maintenance of supporting structures are not allowed. The city shall notify the sign owner and allow 30 days to bring the sign into compliance or remove the sign and its support structure.
8. *Signs existing on the effective date.* For any sign existing in the city after the adoption of this section, the sign will be considered an existing conforming or nonconforming sign.
- a. *Nonconforming existing signs.* Signs will be considered a nonconforming sign when:
 - 1) The sign was in existence on or before November 13, 2012, or a later date when a property is annexed to the city; and

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- 2) The sign was constructed in accordance with the ordinances and other applicable laws in effect on the date of its construction, but does not meet these requirements because of its size, height, location, design, or construction;
 - 3) A nonconforming sign that existed at the time of the adoption of the ordinance codified in this section is allowed to remain in place until the sign is replaced or the cost of maintenance for the sign exceeds 50 percent of its value. The degree or extent of the nonconformity shall not be increased;
 - 4) Any nonconforming sign will either be eliminated or made to conform to requirements of this section when any proposed change, repair, or maintenance would constitute an expense of more than 50 percent of the lesser of the original value or replacement value of the sign;
 - 5) This section does not apply to changing information on the face of an existing nonconforming sign.
- b. *Conforming existing signs.* A conforming sign that existed at the time of the adoption of the ordinance codified in this section and meets the requirements of this code is allowed to remain in place without a permit until the sign is replaced or the cost of maintenance for the sign exceeds 50 percent of its value. A permit is required once the maintenance of the sign exceeds this 50 percent threshold.

G. *Additional administrative provisions.*

1. *Variances.*

- a. Any person may apply to the designee for a variance from the requirements of this section. The sign variance shall be processed pursuant to section 100.50.080 and shall also base the findings and conclusions on the following criteria:
 - 1) The variance does not conflict with the purpose and intent of the sign regulations.
 - 2) The variance shall not constitute a grant of special privilege inconsistent with the limitation upon signage of other properties that have had to conform to the provisions of this section.
 - 3) There are exceptional or extraordinary circumstances or conditions applicable to the property involved, or to the intended use of the property, that are not contemplated or provided for by this section.
 - 4) The granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which the subject property is situated.
 - 5) Alternative signage concepts that comply with the provision to which the variance is requested have been evaluated, and an undue hardship would result if the strict adherence to the provision were required.
- b. Conditions may be imposed upon the application as deemed necessary by the designee. No variance may be granted that would increase the number of signs allowed by this section or allow a type of sign that is prohibited by this section. The fee for an administrative variance is based on the adopted fee schedule.

2. *Enforcement.*

- a. *Sign removal required.* A sign that was constructed, painted, installed, or maintained in conformance with a permit under this section will be required to be removed within 30 days' notice from the city when:

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- 1) The permit has lapsed subject to subsection (F)(E)(2)(d) of this section.
 - 2) The sign is no longer in good structural condition or in compliance with all building and electrical codes.
 - b. *Lapse of nonconforming sign status.* Allowance of a nonconforming sign will lapse and become void under the same process as any other sign permit that may lapse and become void.
 - c. *Violations.* The following are violations of this section and subject to enforcement provisions of section 100.30.130:
 - 1) To install, create, erect, or maintain any sign:
 - a) Without a permit, if a permit is required; or
 - b) In a way that is inconsistent with any permit governing the sign or lot where the sign is located.
 - 2) To fail to remove any sign that:
 - a) Is installed, created, erected, or maintained in violation of this regulation; or
 - b) Has a lapsed permit.

Each day of continued violation will be considered a separate violation for each sign installed, created, erected, or maintained when applying penalty portions of this regulation.

(Ord. No. 822, § 1, 11-13-2012)

Editor's note(s)—Ord. No. 822, § 1, adopted November 13, 2012, amended section 108.30.130.1—108.30.125 in its entirety to read as herein set out as § 108.30.130. Former §§ 108.30.130.1—108.30.125 pertained to similar subject matter. See Code Comparative for complete derivation.

108.30.140. Design standards.

- A. *Context for design standards.* Tenino is unique because of its history, and because of the fact that much of that history remains intact. Sure some windows have been filled in and some new buildings have been constructed, but amazingly since 1906, when a major downtown fire occurred, the character of the town (and especially the downtown) has changed little.

This unique history is one that the city has valued over the past several decades, and seeks to preserve and build on into the future, recognizing that the historic character if emphasized could provide economic benefits to the community, especially through the attraction of residents and visitors that seek something different/more permanent than the rapidly changing products and cheap materials so common today.

- B. *Intent.* These design standards are intended to protect this unique and intact historical character by:

1. Bringing out the historic charm of the existing buildings (by encouraging the restoration of things like the original window arrangements); and
2. Ensuring that new buildings and major remodels are constructed in a way that compliments this historic character.

The standards have been crafted based on a number of principles that were originally used in the construction of Tenino. These standards include ensuring that ground floor windows are large (because ground floor windows help to sell merchandise); ensuring some use of sandstone in building construction (because local resources should be used in new construction projects); and ensuring that facades have some variation, depth and detailing (because structures should be designed to last (and look good) for 100 years).

- C. *Applicability.* These design standards apply to certain land use proposals in the City of Tenino. To determine if a land use is subject to any of the standards, please see Table 108.30.140-1. Land use zones are shown as well as an abbreviated description of each proposal (new structure, major remodel, minor remodel). Where an application meets both the "ZONE" and "ACTION" classifications, the proposal is subject to the applicable standard. Detailed descriptions of each of the standards are presented following the table.

TABLE 108.30.140-1: APPLICABLE DESIGN STANDARDS FOR EACH ZONE AND ACTION¹

	ZONE					ACTION		
	C1	C2	C3	MF	I	New Structure	Major Remodel	Minor Remodel
PLACEMENT OF BUILDINGS								
C1	x					x	x (If expanding, applies to expansion only)	
Pedestrian-Oriented Site Design		X	x	x	x	x	x (If expanding, applies to expansion only)	
PLACEMENT OF DOORS AND WINDOWS								
Location of Door	x	X	x	x	x	x	x	x
Presence of Windows								

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-New Structures	x (Non-residential uses only)					x		
-Existing Structures	x (Non-residential uses only)						x	
-Historic Structures	Encouraged (but not required)						Encouraged (but not required)	
-No Reduction Allowed	x	X	x				x	x
DEPTH ON BUILDINGS								
Building Depth	x	X	x	x	x	x	x	
Blank Wall	x	X	x	x	x	x	x	
BUILDING ARTICULATION	x	X	x	x	x	x	x	
DETAIL								
Building Detail	x (But does not apply to existing single-family uses)					x	x	
Sandstone Detail	x	X	x			x		
LIGHTING	x	X	x	x	x	x	x	
LANDSCAPING								
Street Trees	As shown in City's street tree plan					x		
Parking Lot Landscaping	x	X	x	x	x	x	x (for spaces necessary for any expansion)	
Visual Screen/Visual Block	x	X	x	x	x	x	x	
SCREENING OF FACILITIES	x	X	x	x	x	x	x	x

¹. While the table refers to the C-1, C-2, C-3, MF, and I zones as a whole, the standards do not apply to existing or future single-family residences or duplexes within those zones.

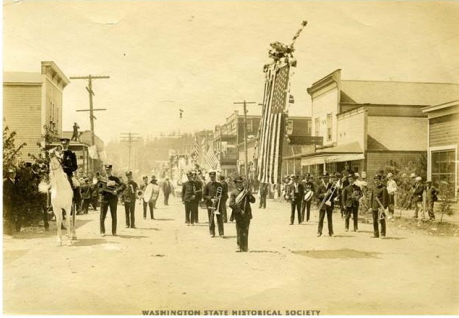
D. *Placement of buildings.*

1. *Downtown.* Within C-1 zone, buildings shall mirror the historic development pattern of the area. New buildings shall occupy the entirety of the lot frontage, and be set at the front lot line (for buildings in the historic district) or near the front lot line (for buildings outside of the historic district). Parking shall be located on street, in common parking lots, or behind the building (see Figure A).

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Figure A



Historic structures in downtown Tenino were typically set on the front property line and faced Sussex Avenue or other streets in the community.

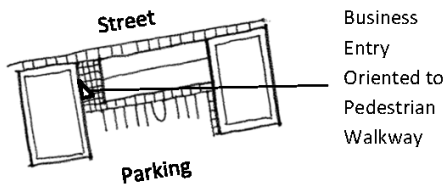
2. *Pedestrian-oriented site design.* Within all other commercial, industrial, and multifamily zones, building placement and location is less important than in the C-1 zone. Nevertheless, to ensure that parking lots do not dominate Sussex Avenue or other pedestrian-oriented areas (as shown in Map 108.30.140-1), at least 50 percent of a lot's frontage must be occupied by a building or pedestrian-oriented space, instead of parking areas.



E. *Placement of doors and windows.*

1. *Location of door.* All businesses located on Sussex Avenue or any other pedestrian-oriented street must have an operable doorway/entrance that is oriented:
 - a. Toward the street; or
 - b. Toward a pedestrian-oriented public walkway or plaza that connects to the street sidewalk (see Figure B).

Figure B



2. *Presence of windows.*
 - a. *New structures* - To ensure an interesting streetfront for pedestrians and vehicles and to promote shopping in Tenino, see-through windows and doorways must occupy at least 50 percent of the ground floor façade area (see Figure C).

Figure C



Historic structures in downtown Tenino contained a high proportion of windows on the ground floor (often more than is currently visible on the front of the buildings today).

- b. *Existing buildings* - Existing downtown and non-residential buildings that currently have 50 percent or less of their façade area devoted to see-through windows and doorways must increase the size of their windows to at least fifty percent of the ground floor façade as part of any significant remodel. This requirement however shall not apply to the following buildings that were originally designed to have less than 50 percent of their façade encompassed by windows:

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- i. Historic residential uses or commercial structures (constructed prior to 1930) or
- ii. Structures found (by the planning official) to be a valuable architectural statement that exhibits a unique character or style for Tenino.

In these instances, maintaining the historic or architectural integrity of the structures is a higher priority than adding new windows.

- c. *Historic structures* - All historic buildings in Tenino are encouraged to reestablish the original window arrangement (including display and transom windows) as part of all remodels.
- d. *No window reduction allowed* - Under no circumstances are building owners of non-residential structures in the downtown allowed to reduce the size of their windows as part of any building remodel.

F. *Depth on buildings.*

- 1. *Building depth.* To ensure that new buildings and major remodels contribute to the character of Tenino (see Figure D), all new facades that are oriented towards a public street and/or primary means of entrance shall incorporate at least three of the following features.

Figure D



Historic structures in downtown Tenino were not flat, and often had a significant amount of depth through the use of features such as awnings, balconies, recessed windows and recessed entries.

- a. Awnings or arcades.
- b. Recessed entries at least four feet in depth.
- c. Recessed windows.
- d. Horizontal building modulation greater than 12 inches in depth.
- e. Upper story balconies that contain at least 60 square feet of usable area.
- f. Bay windows.

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- g. Cornices that project out from the building greater than four inches.
 - h. Landscaping methods listed below to break up blank walls.
 - i. Other methods that achieve similar results.
2. *Blank walls.* To limit the number of blank walls viewed by pedestrians and neighboring residences in Tenino, blank walls without a window or entry that are more than 25 feet in length and between two and eight feet in height (from grade), should not face a public open space, street right-of-way, parking lot or adjacent residence. Where such walls are deemed to be unavoidable by the planning official, they shall be treated in two or more of the following ways:
- a. Planters or trellises with vines.
 - b. Landscaping that covers at least 30 percent of wall area within three years of planting.
 - c. Special materials (e.g., decorative patterned masonry) that cover at least 30 percent of the wall area.
 - d. Small setbacks, projections, indentations, or intervals of material change to break up the wall's surface.
 - e. Display windows.
 - f. Other treatment approved by the city.
- G. *Building articulation.* To prevent long stretches of monotonous façade, buildings over 100 feet in length as measured parallel to a roadway or public open space shall be articulated along the façade at intervals (see Figure E). Articulation may be accomplished in several ways, including:

Figure E



Larger historic structures, like the Columbia Building, were articulated into distinct segments, rather than appearing as one large building. In the Columbia Building, this articulation was accomplished through the creation of two distinct storefronts distinguished by drastically different window arrangements.

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1. Modulation—the stepping back or projection forward of a portion of the façade.
2. Including significant building elements such as balconies, porches, canopies, towers, entry areas, etc. that visually break up the façade.
3. Including building focal points, such as a tower or turret to emphasize the location of a building's entry.
4. Changing the roofline.
5. Changing materials.
6. Using other methods acceptable to the city.

Each building over 100 feet in length should be articulated into sections averaging not less than 24 feet and not more than 36 feet in length as measured along the portions of the façade visible from a parking lot and or public street.

Articulation of the structure shall not be conducted for artifice alone, but should typically follow specific features (i.e. changes between commercial storefronts, differentiation between residential ground floor entries and commercial entries, etc.). Where it is not possible to follow specific features, the building should feel like one common building with different and distinct components.

H. Detail.

1. *Building detail.* Buildings within the commercial and multifamily zones shall include at least one of the following elements on facades that face a public street or park (see Figure F).

Figure F



Historic structures in downtown Tenino often included unique detailing.

- a. Decorated rooflines, such as ornamental molding, entablature, frieze or other roofline device visible from ground level.
- b. Decorative treatment of windows and doors, such as decorative molding or framing details around all ground floor windows and doors facing a public street, public space and/or parking lot.
- c. Decorative railings, grill work or landscape guards.
- d. Decorative building materials, such as ornamental masonry, shingle, brick or stone; decorative moldings, brackets, eave, trim or lattice work; ceramic tile, stone, Carrera glass, or similar materials; or other materials with decorative or textural qualities approved by the city.

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- e. Landscape trellises.
- f. Decorative light fixtures.
- g. Other similar feature or treatment approved by the city.

The applicant may be required to submit architectural drawings and material samples for approval. Figure F Historic structures in downtown Tenino often included unique detailing.

2. **Sandstone detail.** New buildings within commercial zones must additionally incorporate a sandstone element into the design of the structure. Appropriate sandstone elements include:
 - a. A decorative piece of sandstone sculpture at least five feet in height.
 - b. A sandstone pillar incorporated into the building design.
 - c. A low sandstone wall.
 - d. A sandstone bulkhead beneath the display windows.
 - e. Other treatment approved by the city.
- I. **Lighting.** All new projects shall include illuminated parking areas, and sufficient lighting to help patrons travel safely from their car to the building entrance(s). All lighting included as part of projects shall be fully shielded and directed downward to limit the flow of light into the sky and onto adjacent properties.
- J. **Landscaping.**
 1. **Street trees.** To help create a pleasant street front for pedestrians and motorists in Tenino, street trees are required as part of new development or substantial commercial remodels. General locations of these street trees are shown in Tenino's adopted street tree concept.
 2. **Parking lot landscaping.** To help ensure aesthetically pleasing approaches to businesses and other land uses in Tenino; break up the views of large expanses of paved parking; and help control the speed of runoff in parking lots, one tree is required for every 2,000 square feet of parking area on a project site. Trees are encouraged to be placed at the end of parking aisles (see Figure G) or otherwise interspersed through the parking area.

Figure G

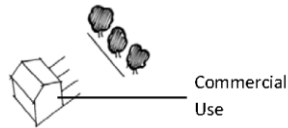


3. **Visual screen/visual block.** To help preserve the residential nature of single-family neighborhoods, applicants are required to provide a visual screen or visual block that is situated along the property line between the residential neighborhoods and the adjacent commercial use. Two types of screening are allowed:
 - a. **Visual Screen** - Visual screens provide a buffer between adjacent land uses, but do not block all views through the landscaping. Conifers or deciduous trees may be utilized (see Figure H).

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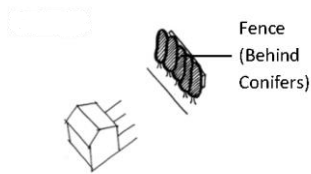
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Figure H



- b. *Visual Block* - Visual blocks incorporate fencing and conifer trees (typically) to block the majority of views between the land uses (see Figure I). Visual blocks shall typically be utilized where a use next to a residential area has the potential for significant aesthetic or noise impacts.

Figure I



Visual screens or visual blocks shall also be planted between commercial uses, mixed uses or multifamily residential uses that do not share a common wall with their neighbors.

- K. *Screening of facilities.* To ensure that the unsightly functions of buildings do not detract from surrounding land uses, facilities such as trash receptacles, loading docks, and heating and cooling equipment (located on the ground or on a building rooftop) must be screened from public view. Fencing or vegetation that creates a visual block is appropriate for facilities located on the ground, and use of items such as a parapet is appropriate for rooftop equipment.

(Ord. No. 851, §§ 4, 5, 12-9-2014)

108.30.150. Reserved.

Editor's note(s)—Ord. No. 881, § 37, adopted September 26, 2017, repealed § 108.30.150, which pertained to accessory dwelling units. See Code Comparative Table for complete derivation.

108.30.160. Natural resource lands.

- A. *Purpose.* Resource lands are of special concern to the public. In order to protect and promote public health, safety, and welfare, this section establishes noticing requirements for sites that contain or are adjacent to natural resource lands.
- B. *Establishment of natural resource lands.*
1. Natural resource lands regulated by this section include:
 - a. Agricultural resource lands (WAC 365-190-050; RCW 36.70A.170).

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b. Mineral resource lands (WAC 365-190-070; RCW 36.70A.170).

c. Forest resource lands (WAC 365-190-060; RCW 36.70A.170).

2. Properties adjacent to natural resource lands are also subject to the standards of this section. An adjacent property is one that is on a site bordering or within 500 feet of a designated natural resource.

C. *Notice required.*

1. Pursuant to RCW 36.70A.060, all final plats and short plats, and permits issued for development activities on or within 500 feet of any land designated under this Section must contain a note that the subject property is near agriculture, forest, or mineral resource lands of long-term commercial significance, whichever applies. The note must inform the public that a variety of commercial activities may occur that may not be compatible with residential development for certain periods of limited duration.
2. The note must also contain a statement that the ability of owners or occupants to recover damages for nuisances arising from activities on the designated mineral, agricultural or forestry land, whichever applies, may be limited.
3. The note for properties within or near designated mineral lands must also inform the public that an application might be made for mining-related activities, including mining, extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals.
4. The resource use notice must be provided in a form and content prescribed by the city.

D. *Agricultural resource lands.* Agricultural lands are lands that are not already characterized by urban growth and have long-term significance for the commercial production of food or other agricultural products.

1. *Location.* The following sites have been designated as agricultural lands:
 - a. *Tenino.* There are no sites within the city designated as agricultural lands.
 - b. *Unincorporated Thurston County.* There are no sites within 500 feet of the city or its urban growth area that have been designated by Thurston County as long-term agriculture.

E. *Mineral resource lands.* Mineral resource lands are lands that are not already characterized by urban growth and have long-term significance for the extraction of minerals.

1. *Location.* The following sites have been designated as mineral resource lands:
 - a. *Tenino.* There are no sites within the city designated as mineral resource lands.
 - b. *Unincorporated Thurston County.* Miles Sand and Gravel quarry, Department of Natural Resources Permit Number 11902.

F. *Forest resource lands.* Forest resource lands are forestlands that are not already characterized by urban growth and have long-term significance for the commercial production of timber, including Christmas trees.

1. *Location.* The following sites have been designated as forest resource lands:
 - a. *Tenino.* There are no sites within the city designated as Forest Resource Land.
 - b. *Unincorporated Thurston County.* There are no sites within 500 feet of the city or its urban growth area that have been designated by Thurston County as long-term forestry.

(Ord. No. 880, § 13, 9-12-2017)

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108.30.170 Accessory residential vehicle service and repair standards.

The repair, service, restoration, modification, assembly, disassembly, construction, reconstruction, or other work on a motor vehicle, recreational vehicle or a sporting vehicle on any residential premises in any zone that allows residential uses shall be subject to the following standards:

- A. Work shall be limited to the noncommercial repair and maintenance of motor vehicles, recreational vehicles, sporting vehicles and vehicular equipment that is currently registered to a resident of the premises or a member of the residents' family, which shall be limited to parents, grandparents, spouse, or children related by blood, marriage or adoption.
- B. Such work is prohibited in multifamily residential complexes of three or more dwelling units on a parcel.
- C. Such work shall be conducted on no more than one vehicle at any one time.
- D. Such work shall be conducted only between the hours of 7:00 a.m. and 10:00 p.m. on weekdays and 8:00 a.m. and 7:00 p.m. on weekends.
- E. Assembly, disassembly or bodywork shall only be conducted within a fully enclosed garage or accessory building. Minor service and repair work may be performed in an open accessory structure or in the driveway directly adjacent to the garage or carport. Such work shall not be performed in the public right-of-way nor shall vehicles be stored in the public right-of-way, even if the driveway is located in the public right-of-way.
- F. Parts, equipment, debris, excess materials or other supplies needed for the repair of a vehicle on the premises shall be stored within a fully enclosed structure such as a garage or accessory building. No items shall be left outside overnight.
- G. The performance of such work shall not create a nuisance to the neighbors.
- H. Upon completion of any work allowed by this section, the property shall be cleaned of all debris, oil, grease, gasoline, cloths or rags, and all other equipment or material used in the work, and the property shall be left in such a condition that no hazard to persons or property shall remain. Storage and disposal of all hazardous materials shall be in accordance with state and local regulations.
- I. Disposal of all waste products shall be in accordance with state and local regulations.
- J. Painting of vehicles is prohibited.

(Ord. No. 881, § 38, 9-26-2017)

108.30.180. Zoning map.

[A copy of the city's official zoning map can be found in the city] offices.

(Ord. No. 754, § 20, 2-24-2009; Ord. No. 823, §§ 12, 13, 11-13-2012)

PART II - LAND DEVELOPMENT REGULATIONS CODE
Title 108 - DEVELOPMENT STANDARDS
CHAPTER 108.40. ALLOWED USES

CHAPTER 108.40. ALLOWED USES¹

¹Editor's note(s)—Ord. No. 881, § 39, adopted September 26, 2017, repealed the former chapter 108.40, §§ 108.40.010—108.40.160, and enacted a new chapter 108.40 as set out herein. The former Ch. 108.40 pertained to development standards; use specific. See Code Comparative Table for complete derivation.

108.40.010. Use schedule.

The Use Schedule establishes the principal, accessory, and temporary uses allowed in each zone. The definitions and standards for each use are established in Sec. 108.40.030 through Sec. 108.40.120 and referenced in the table. Additional uses may be allowed in a zone as part of an allowed development option as specified in Chapter 100.55, Master Planned Developments. The permit required for each allowed use is designated using the following symbols.

- A. "Y" denotes an allowed use that does not require a use permit. Physical development permits are still required as applicable.
- B. "A" denotes an allowed use that requires an Administrative Use Permit to be obtained pursuant to Sec. 100.50.030.
- C. "C" denotes an allowed use that requires a Conditional Use Permit to be obtained pursuant to Sec. 100.50.040. A conditional use is generally compatible with the character of a zone but requires individual review of its configuration, density, and intensity in order to mitigate effects that may be adverse to the desired character of the zone.
- D. "PF" denotes an allowed use that requires a Public Facilities Use Permit to be obtained pursuant to Sec. 100.50.060. Public facilities uses are inherently incompatible with the character of the zone, but essential to the community; and therefore some provision must be made for their existence and operation. Public facilities uses require specified locations due to common neighborhood opposition. These locations shall be determined by a comprehensive community-wide selection process designed to identify locations that best serve the special use while minimizing the negative impacts and obtrusiveness. Public facilities uses also require individual review of their configuration, density, and intensity in order to mitigate effects that are adverse to the desired character of the zone.

USE SCHEDULE											
Key: Y = Use allowed without use permit A = Administrative Use Permit required C = Conditional Use Permit required PF = Public Facilities Use Permit required (PO) = Only allowed in the PO Overlay — = Use not allowed * = Use that was legally established prior to November 13, 2012 is allowed to continue as an allowed conforming use. No new uses are allowed in the zone.											
Use Category	Residential Zones				Nonresidential Zones				Special Purpose Zones		Def/Std
Specific Use	SF-ES	SF	SF-D	MF	C1	C2	C3	I1	P/SP	WT	
Open Space Uses											108.40.030.
Agriculture	Y	—	—	—	—	—	—	—	A	Y	108.40.030.B.
Value-Added Agriculture	—	—	—	—	—	—	—	—	A	—	108.40.030.C.
Accessory Uses											
Residential Uses											108.40.040.
Detached Single-Family Unit	Y	Y	Y	Y	—	—	Y*	—	—	Y	108.40.040.B.
Duplex	—	—	Y	Y	—	—	—	—	—	—	108.40.040.C.
Attached Single-Family Unit	—	—	—	Y	A	A	A	—	—	—	108.40.040.D.
Group Home	—	—	—	Y	A	A	A	—	—	—	108.40.040.E.
Correctional Group Home	—	—	—	—	—	PF	—	—	—	—	108.40.040.F.
Lodging Uses											108.40.050.
Conventional Lodging	—	—	—	—	Y	Y	Y	—	—	—	108.40.050.B.
Campground	—	—	—	—	—	—	—	—	A	—	108.40.050.C.
Transitional Housing	C	C	C	C	C	C	C	—	—	—	108.40.050.D.
Permanent Supportive Housing	C	C	C	C	C	C	C	—	—	—	108.40.050.E.
Institutional Uses											108.40.060.
Assembly	C	C	C	C	Y	Y	Y	—	Y	C	108.40.060.B.
Daycare Center	—	C	C	A	Y	Y	Y	—	Y	—	108.40.060.C.
School	—	C	C	C	—	C	C	—	C	—	108.40.060.D.
Emergency Services	C	C	C	C	A	A	A	A	A	—	108.40.060.E.
Commercial Uses											108.40.070.
Office	—	A(PO)	—	A	Y	Y	Y	—	Y	—	108.40.070.B.
Retail	—	—	—	—	Y	Y	Y	—	—	Y	108.40.070.C.
Service	—	—	—	—	Y	Y	Y	—	—	—	108.40.070.D.
Restaurant/Bar	—	—	—	—	Y	Y	Y	—	—	Y	108.40.070.E.

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Mobile Food Vendor	—	—	—	—	A	A	A	A	A	—	108.40.070.F.
Heavy Retail/Service	—	—	—	—	A	Y	A	C	—	Y	108.40.070.G.
Storage	—	—	—	—	—	—	—	A	—	—	108.40.070.H.
Nursery	—	—	—	—	A	A	A	A	—	—	108.40.070.I.
Battery Exchange Station	—	—	—	—	C	A	C	A	—	—	108.40.070.J.
Marijuana Business	—	—	—	—	A	A	A	A	—	—	108.40.070.K.
Sexually Oriented Business	—	—	—	—	—	—	—	C	—	—	108.40.070.L.
Amusement and Recreation											108.40.080.
Amusement	—	—	—	—	A	A	A	—	A	—	108.40.080.B.
Outdoor Recreation	Y	Y	Y	Y	Y	Y	Y	—	Y	C	108.40.080.C.
Developed Recreation	A	A	A	A	Y	Y	Y	—	Y	C	108.40.080.D.
Industrial Uses											108.40.090.
Craft Food Production	—	—	—	—	A	A	A	Y	—	—	108.40.090.B.
Light Industry	—	—	—	—	C	A	A	Y	—	—	108.40.090.C.
Heavy Industry	—	—	—	—	—	—	—	C	—	—	108.40.090.D.
Disposal	—	—	—	—	—	—	—	PF	—	—	108.40.090.E.
Transportation and Infrastructure Uses											108.40.100.
Parking	—	—	—	—	A	A	A	A	A	—	108.40.100.B.
Utility Facility	C	C	C	C	C	C	C	C	C	C	108.40.100.C.
Sewer Facility	—	—	—	—	—	—	—	PF	PF	—	108.40.100.D.
Wireless Telecommunications Facility	See Sec. 108.40.100.E.									—	108.40.100.E.
Accessory Uses											108.40.110.
Accessory Dwelling Unit	A	A	A	A	—	—	—	—	—	A	108.40.110.B.
Bed and Breakfast	A	C	C	Y	Y	Y	Y	—	—	Y	108.40.110.C.
Home Occupation	A	A	A	A	Y	Y	Y	—	—	A	108.40.110.D.
Home Business	C	C	C	C	A	A	A	—	—	C	108.40.110.E.
Drive-Up Facility	—	—	—	—	C	Y	A	—	—	—	108.40.110.F.
Home Daycare	A	A	A	A	A	A	A	—	—	A	108.40.110.G.
Battery Charging Station	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	108.40.110.H.
Temporary Uses											108.40.120.
Yard Sale	Y	Y	Y	Y	Y	Y	Y	Y	Y	—	108.40.120.B.

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Christmas Tree Sales	—	—	—	—	Y	Y	Y	Y	—	—	108.40.120.C.
Farm Stand	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	108.40.120.D.
Temporary Real Estate Sales Office	A	A	A	A	A	A	A	A	A	—	108.40.120.E.
Temporary Shelter	A	A	A	A	A	A	A	A	A	—	108.40.120.F.
Temporary Gravel Processing	A	A	A	A	A	A	A	A	A	—	108.40.120.G.

(Ord. No. 881, § 39, 9-26-2017; Ord. No. 896, § II, 2-26-2019; 2021-001, 6-9-2021)

108.40.020. Classification of uses.

- A. *Definition of use.* Use means the purpose or activity for which land or buildings are designed, arranged, intended, divided, or occupied, maintained, rented, or leased, and includes any manner of performance of such activity with respect to the performance standards of these development standards. A use often involves the placement of structures or facilities for industry, commerce, habitation, or recreation.
- B. *Classification of uses.*
1. *Principal use.* A principal use is a use that may exist as the sole use of the property. More than one principle use may exist on a property. A principal use includes all incidental uses. Principle uses are organized into ten categories:
 - a. Open space uses (Sec. 108.40.030).
 - b. Residential uses (Sec. 108.40.040).
 - c. Lodging uses (Sec. 108.40.050).
 - d. Institutional uses (Sec. 108.40.060).
 - e. Commercial uses (Sec. 108.40.070).
 - f. Amusement and recreation uses (Sec. 108.40.080).
 - g. Industrial uses (Sec. 108.40.090).
 - h. Transportation and infrastructure uses (Sec. 108.40.100).
 - i. Accessory uses (Sec. 108.40.110).
 - j. Temporary uses (Sec. 108.40.120).
 2. *Incidental use.* An incidental use is a use that is commonly integrated into the operation of a principal use, even if the incidental use would be classified as a different use if it were separated.
 3. *Accessory use.* An accessory use is a use that constitutes a minority of the use or character of the property and is secondary and subordinate to another use of the same property, but which is not an incidental use.
 4. *Primary use.* A primary use is a use to which an accessory use is accessory.
 5. *Temporary use.* A temporary use is a use established for a fixed period of time.
- C. *Multiple uses.* Each use listed as a separate row in the Use Schedule shall require a permit unless the use is incidental to a permitted use or the use is exempt from a permit.
- D. *Use not listed.* If a use is not listed as a use in a zone, it shall be considered to be a prohibited use. The community development director is authorized to make an interpretation pursuant to section 100.50.020 of these LDRs to determine if a use not listed in these LDRs is allowed or prohibited. If the Community development director determines that a use is allowed, the community development director shall also determine the zone(s) in which the use may be permitted and the type(s) of use permit required.

(Ord. No. 881, § 39, 9-26-2017)

108.40.030. Open space uses.

- A. *All open space uses.*

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1. *Definition.* An open space use is the enjoyment or maintenance of land that occurs predominately outside of any structure.

B. *Agriculture.*

1. *Definition.* Agriculture is the farming or ranching of land.
 - a. Includes:
 - i. Cultivation of the soil.
 - ii. Production of forage or crops.
 - iii. Growing of ornamental or landscaping plants.
 - iv. Greenhouses.
 - v. Rearing, feeding, and management of livestock.
2. *Standards.*
 - a. Agricultural buildings used for primary processing, packaging, and storing of agricultural products shall be limited to no more than 30,000 square feet of total floor area. For the purposes of this subsection, "primary processing" shall mean sorting, cleaning, blending, and milling.

C. *Value-added agricultural accessory uses*

1. *Definition.* Value-added agricultural accessory uses includes but is not limited to the manufacturing, processing, storage, distribution, research, marketing and sales of regional agricultural products from one or more producers, including support services that facilitate these activities.
2. *Standards.* Buildings used to produce or process valued-added agricultural products in these zones must be consistent with standards within an approved site master plan.

(Ord. No. 881, § 39, 9-26-2017; 2021-001, 6-9-2021)

108.40.040. Residential uses.

A. *All residential uses.*

1. *Definition.* A residential use is a living facility that includes permanent provision for living, sleeping, eating, cooking, and sanitation.

B. *Detached single-family unit.*

1. *Definition.* A detached single-family unit is a single residential unit occupied by not more than one family having no roof, wall, or floor in common with any other residential unit or nonresidential unit, except as modified below.
 - a. *Includes:*
 - i. Single-family units attached to accessory dwelling units.
 - ii. Individual manufactured homes and modular homes, when sited on a permanent foundation in accordance with Tenino's building code.
 - b. *Does not include:*
 - i. Mobile homes.
 - ii. Individual manufactured homes and modular homes when not sited on a permanent foundation.

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iii. Recreational vehicles, park trailers and travel trailers.

2. *Standards.*

- a. No more than one detached single-family unit shall be located on a lot of record.
- b. A detached single-family unit must be at least 14 feet wide at the narrowest point of its first story.
- c. Each entrance door of a detached single-family unit must have a finished porch or deck.
- d. If the detached single-family unit is a manufactured home, the following standards apply:
 - i. The manufactured home is no more than three years old on the date of installation; and
 - ii. Proof of title elimination must be provided prior to building occupancy.

C. *Duplex.*

1. *Definition.* A duplex is two residential units, each occupied by not more than one family, that are connected to each other by one or more common walls.

a. *Does Not Include:*

- i. Attached single-family units.
- ii. Townhouse.
- iii. Condominium.
- iv. Single-family units attached to accessory dwelling units.

2. *Standards.*

- a. No more than one duplex shall be located on a lot of record.

D. *Attached single-family unit.*

1. *Definition.* An attached single-family unit is a residential unit occupied by not more than one family that is connected to at least two other dwelling units or nonresidential units by one or more common walls.

a. *Includes:*

- i. Attached townhouse unit.
- ii. Condominium.
- iii. Triplex, quadruplex, etc.
- iv. Apartment.

b. *Does not include:*

- i. Single-family units attached to accessory dwelling units.
- ii. Duplexes.

E. *Group home.*

1. *Definition.* A group home is a residential unit occupied by more than six unrelated individuals, which typically offers shelter, medical and mental health services, and other care-related services to residents.

a. *Includes:*

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- i. Nursing homes and assisted living facilities.
- ii. Group living facilities with related sheltered care facilities.
- iii. Residential facilities for the developmentally disabled including on-site training facilities.
- iv. Dormitories.
- b. *Does not include:*
 - i. Correctional group home.

F. *Correctional group home.*

1. *Definition.* Correctional group home means publicly or privately operated living accommodations for adults and juveniles under the jurisdiction of the criminal justice system.
 - a. *Includes:*
 - i. State-licensed group care homes or halfway houses for individuals that provide residence in lieu of incarceration.
 - ii. Halfway houses providing residence to individuals needing correction or for individuals selected to participate in state-operated work release and pre-release programs.
 - iii. Group homes for individuals who have been convicted of a violent crime against a person or a crime against property with a sexual motivation and charged or convicted as a sexual or assaultive violent predator.
2. *Standards.*
 - a. *Separation.*
 - i. A correctional group home must be located a minimum of 600 feet from all other correctional group homes.
 - ii. Correctional group homes must also be located a minimum of 1,000 feet from the following:
 1. Schools, both public and private;
 2. Parks and playgrounds; and
 3. Daycare centers.
 - b. *Registration and licensing.* Group homes must obtain all licenses necessary for operation by state and federal agencies.

(Ord. No. 881, § 39, 9-26-2017)

108.40.050. Lodging uses.

A. *All lodging uses.*

1. *Definition.* A lodging use is a sleeping unit or residential unit rented such that occupancy is limited to less than 31 days.

B. *Conventional lodging.*

1. *Definition.* Conventional lodging use is any lodging use other than those specifically defined elsewhere in this section.

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a. *Includes:*

- i. Hotels.
- ii. Motels.

b. *Does not include:*

- i. Short-term rental unit.
- ii. Campgrounds.
- iii. Bed and breakfasts.

C. *Campground.*

1. *Definition.* A campground is an establishment providing campsites for accommodations such as tents, recreational vehicles, campers, or trailers that are brought to the campground for overnight or short-term use.

a. *Includes:*

- i. Recreational vehicle (RV) parks.

b. *Does not include:*

- i. Mobile home parks.

2. *Standards.*a. *Occupancy.*

- i. Campsite occupancy is limited to short-term use of less than 15 days.
- ii. Campground employees may be permitted to occupy a campsite for longer than 15 days.
- iii. Campsite occupancy may be extended with the written approval of the Code Enforcement officer in situations of hardship or unique circumstances.

Example: A person requests an extended stay to care for an elderly relative.

- b. *Campsite.* A campground campsite consists of a gravel, paved, or grass area where a tent, RV, camper, or trailer may be parked or located, and includes associated amenities and parking.

- i. *Size.* Each RV, camper, or trailer campsite must be at least 1,000 square feet in size and may contain only one RV, camper, or trailer. There is no minimum size requirement for tent sites.
- ii. *Setback.* All campsites must be set back 20 feet from the property line.

- c. *Landscaping and screening.* Campgrounds must provide street trees and visual screening/blocking consistent with section 108.30.140.J.1. and J.3.

- d. *Permanent structures.* A campground may have permanent structures that are solely for the occupants of the campground, including a management office, laundry facilities, storage facilities, sanitary facilities, outdoor or developed recreation facilities such as parks or playgrounds, and other amenities.

- e. *Facilities.* Restroom and shower facilities shall be required for all campgrounds based on the number of campsites and utility hook-ups at the campground.

Number of Sites	Toilets	Lavatories	Showers

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	Men	Women	Men	Women	Men	Women
30 full hook-up	1	1	1	1	1	1
15 partial hook-up or tent	1	1	1	1	1	1

D. Transitional Housing

1. Definition. A facility providing temporary housing (generally six months to two years) for individuals or families transitioning to permanent housing. Residents typically receive supportive services, including case management, employment assistance, and life skills training.
2. Standards.
 - a. Permitted Zones. Transitional housing shall be permitted in all zones where residential dwellings or hotels/motels are permitted, subject to compliance with the standards in this section.
 - b. Occupancy. Maximum occupancy shall be determined by building code occupancy limits and unit design, not by duration of stay or funding source.
 - c. Minimum sleeping area size. Units shall provide at least 70 sq. ft. per occupant in sleeping areas to ensure adequate living space.
 - d. Facilities.
 - i. Individual dwelling units with private bathrooms and kitchens, or
 - ii. Shared living facilities with communal kitchens and bathrooms, provided that they comply with applicable health and safety codes.
 - iii. All facilities shall be housed within one building, no external facilities shall be authorized (i.e. Portable shower, restrooms, kitchens, food trucks, etc).
 - e. Landscaping and Screening.
 - i. Transitional housing and permanent supportive housing shall comply with the landscaping requirements of the underlying zoning district.
 - ii. Where adjacent to single-family residential uses:
 - Provide a Type II visual screen (e.g. solid evergreen hedge or 6 ft decorative fence with landscaping) along property lines abutting such uses.
 - Maintain landscaped front yard setbacks consistent with underlying zone requirements.
 - f. Site and Facility Standards
 - i. On-Site Management. Transitional housing and permanent supportive housing facilities shall provide:
 - A staffed management office on-site, or
 - A 24-hour contact number for property management posted at the main building entrance.

Commented [MP2]: E2SHB 1220 prohibits cities from imposing standards more restrictive than for similar residential uses and mandates allowance in any zone permitting residential or hotel use.

Standards must be objective, clear, and nondiscriminatory, focusing on health, safety, and compatibility rather than population served or funding source.

- ii. Common Areas. Projects with more than 10 units shall provide indoor or outdoor common areas accessible to all residents, totaling at least 150 sq. ft. or 10 sq. ft. per dwelling unit (or sleeping area), whichever is greater.
- iii. Lighting. Exterior lighting shall be provided at entrances, pathways, and parking areas for safety, designed to minimize glare onto adjacent properties.
- iv. Refuse and Recycling. Facilities shall provide refuse and recycling areas in accordance with municipal requirements, screened from public view.
- v. Operational Standards. Facilities shall implement good neighbor policies, including a posted contact for complaints or concerns, strategies to address noise, waste, and loitering issues; and coordination with local law enforcement as needed. Facilities shall comply with all applicable building, fire, and health codes.

g. Design and Compatibility.

- i. Buildings shall comply with design standards of the underlying zone.
- ii. In residential zones. New buildings shall incorporate residential-style architectural features (pitched rooflines, window treatments, modulation) to ensure neighborhood compatibility.
- iii. Entrances and community spaces should be oriented towards the street or public areas to promote safety and community integration.

E. Permanent Supportive Housing

- 1. Definition. Long-term housing that combines rental assistance with individualized, flexible, and voluntary support services for people with disabilities or experiencing homelessness to help them maintain housing stability.
- 2. Standards.
 - a. Permitted Zones. Transitional housing shall be permitted in all zones where residential dwellings or hotels/motels are permitted, subject to compliance with the standards in this section.
 - b. Occupancy. Maximum occupancy shall be determined by building code occupancy limits and unit design, not by duration of stay or funding source.
 - c. Minimum sleeping area size. Units shall provide at least 70 sq. ft. per occupant in sleeping areas to ensure adequate living space.
 - d. Facilities.
 - i. Individual dwelling units with private bathrooms and kitchens, or
 - ii. Shared living facilities with communal kitchens and bathrooms, provided that they comply with applicable health and safety codes.
 - iii. All facilities shall be housed within one building, no external facilities shall be authorized (i.e. Portable shower, restrooms, kitchens, food trucks, etc).
 - e. Landscaping and Screening.
 - i. Transitional housing and permanent supportive housing shall comply with the landscaping requirements of the underlying zoning district.
 - ii. Where adjacent to single-family residential uses:

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- Provide a Type II visual screen (e.g. solid evergreen hedge or 6 ft decorative fence with landscaping) along property lines abutting such uses.
- Maintain landscaped front yard setbacks consistent with underlying zone requirements.

f. *Site and Facility Standards*

- i. *On-Site Management.* Transitional housing and permanent supportive housing facilities shall provide:
 - A staffed management office on-site, or
 - A 24-hour contact number for property management posted at the main building entrance.
- ii. *Common Areas.* Projects with more than 10 units shall provide indoor or outdoor common areas accessible to all residents, totaling at least 150 sq. ft. or 10 sq. ft. per dwelling unit (or sleeping area), whichever is greater.
- iii. *Lighting.* Exterior lighting shall be provided at entrances, pathways, and parking areas for safety, designed to minimize glare onto adjacent properties.
- iv. *Refuse and Recycling.* Facilities shall provide refuse and recycling areas in accordance with municipal requirements, screened from public view.
- v. *Operational Standards.* Facilities shall implement good neighbor policies, including a posted contact for complaints or concerns, strategies to address noise, waste, and loitering issues; and coordination with local law enforcement as needed. Facilities shall comply with all applicable building, fire, and health codes.

g. *Design and Compatibility.*

- i. Buildings shall comply with design standards of the underlying zone.
- ii. *In residential zones.* New buildings shall incorporate residential-style architectural features (pitched rooflines, window treatments, modulation) to ensure neighborhood compatibility.
- iii. Entrances and community spaces should be oriented towards the street or public areas to promote safety and community integration.

(Ord. No. 881, § 39, 9-26-2017)

108.40.060. Institutional uses.

A. *All institutional uses.*

- 1. *Definition.* An institutional use is the provision of a public or semi-public service by a public or private entity.

B. *Assembly.*

- 1. *Definition.* An assembly use is an institutional use typically characterized by a public-or semi-public gathering area.
 - a. *Includes:*

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- i. Cemeteries.
- ii. Churches.
- iii. Community centers.
- iv. Libraries.
- v. Museums.
- vi. Hospitals.

C. *Daycare center.*

1. *Definition.* Day care center means the provision of care on a regular basis for a group of children or adults for periods of less than 24 hours, with no limitation as to the number of clients.
 - a. *Does not include:*
 - i. Family home day cares.
 - ii. Home day cares.
2. *Standards.*
 - a. Daycare centers must be licensed by the state of Washington and obtain a business license from the city prior to beginning operations.
 - b. Daycare centers must provide one off-street safe passenger loading and unloading area for every seven clients. The loading and unloading area must be clearly marked.
 - c. Outdoor play equipment must not be located in a required front or side yard setback.

D. *School.*

1. *Definition.* School means public or private primary, secondary, vocational, or higher educational facilities.

E. *Emergency services.*

1. *Definition.* Emergency services means the use of a property for police, fire, or emergency medical aid, including private ambulance services.

(Ord. No. 881, § 39, 9-26-2017)

108.40.070. Commercial uses.

A. *All commercial uses.*

1. *Definition.* A commercial use is the sale of goods or services.

B. *Office.*

1. *Definition.* An office use is a professional service or other activity customarily provided in an office environment where appointments are scheduled.
 - a. *Includes:*
 - i. Legal, accounting, investment, and financial services.
 - ii. Medical, dental, and other health services.
 - iii. Engineering, architectural, and other design services.

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- iv. Counseling and social services.
- v. Insurance and real estate.
- vi. Broadcast studios for television and radio.
- vii. Administrative and sales offices for business, industry, and government, provided that only administrative, bookkeeping, and clerical types of activities are conducted on site.

2. *Professional office overlay.* Offices within the PO overlay may be allowed provided a change of use is obtained. The office must retain the residential character of the zone in which it is located.

C. *Retail.*

1. *Definition.* Retail is the sale of goods.

a. *Includes:*

- i. Retail sale of antiques, apparel and accessories, auto parts, books, sporting goods, hardware, liquor, home furnishings, computers and electronics, and other general specialty merchandise.
- ii. Food stores, delis, health food, drug stores, bakeries.
- iii. Candy and ice cream/yogurt shops.

D. *Service.*

1. *Definition.* Service is the provision of a service outside of an office environment, in a typically non-scheduled environment.

a. *Includes:*

- i. Banks, savings and loans, and credit unions.
- ii. Laundry and dry cleaners, including self-service laundries.
- iii. Beauty and barber shops.
- iv. Tanning and massage.
- v. Repair and maintenance of small appliances, TV and electronics, furniture, garments, shoes and other leather goods, including tack.
- vi. Taxidermy.
- vii. Tutoring or classes.
- viii. Mortuary/funeral home.
- ix. Pet grooming, kennels and veterinary service, with indoor runs only.

E. *Restaurant/Bar.*

1. *Definition.* A restaurant or bar is an establishment oriented to the serving of food and/or beverages.

F. *Mobile food vendor.*

1. *Definition.* A mobile food vendor is a food establishment that is readily movable.

a. *Includes:*

- i. Food trucks.
- ii. Pushcarts.

- iii. Trailers hauled by a licensed vehicle.

G. *Heavy retail/service.*

1. *Definition.* Heavy retail/service uses are retail or service uses that are of a greater intensity and impact than other retail or service uses and may include outdoor storage areas.
 - a. *Includes:*
 - i. Retail sales of lumber and building supplies and materials.
 - ii. Retail sales of fuels, including gasoline service stations.
 - iii. Feed and seed outlets.
 - iv. Rental and servicing of light motorized and non-motorized tools and equipment.
 - v. Motorized vehicle rental, sales, service, and repair.
 - vi. Farm implement supplies, sales and repair.
 - vii. Veterinary and other pet and livestock services.
 - viii. Landscaping services.

H. *Storage.*

1. *Definition.* Storage means a business engaged in the storage of items for personal and business use.
 - a. *Includes:*
 - i. Mini-warehousing.
 - ii. Vehicle and boat storage yards.
 - b. *Does not include:*
 - i. Vehicle impound lots.
2. *Standards.*
 - a. Business activities other than rental of storage spaces are prohibited.
 - b. Indoor/outdoor storage areas shall be limited to no more than 40,000 square feet.

I. *Nursery.*

1. *Definition.* Nursery means an establishment primarily engaged in the retail or wholesale sale of horticultural specialties such as flowers, shrubs and trees, intended for ornamental or landscaping purposes.

J. *Battery exchange station.*

1. *Definition.* A battery exchange station is a fully automated facility that enables the exchange of a depleted electric vehicle battery with one that is fully charged.
2. *Standards.*
 - a. *Categorical exemption from the State Environmental Policy Act.* Applications for battery exchange stations for electric vehicles shall be categorically exempt from review under the State Environmental Policy Act subject to the provisions in RCW 43.21C.410.

K. *Marijuana business.*

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1. *Definition.* A marijuana business is the growing, manufacturing, processing or distribution of marijuana permitted under state law.

- a. *Includes:*

- i. Recreational marijuana retailers in compliance with WAC 314-55.
- ii. Medical marijuana retailers in compliance with WAC 314-55 and RCW 69.51A.

2. *Standards.*

- a. *Outdoor activities prohibited.* All marijuana growing operations must occur within a completely enclosed building.

L. *Sexually oriented business.*

1. *Definition.* A sexually oriented business is a use that includes as a primary part of its business any one or more of the following: an adult entertainment facility; adult-oriented merchandise; adult retail use; panoram; or similar facility, merchandise, or entertainment.

- a. *Includes:*

- i. *Adult entertainment facility.* Adult entertainment facility means any establishment where the business or activity of the facility includes the following:

- a) Any exhibition, performance, dance or conduct of any type conducted in a premises where such exhibition, performance, or dance involves a person who is unclothed or in such costume, attire, or clothing as to expose any portion of the female breast below the top of the areola or any portion of the pubic region, anus, buttocks, vulva or genitals, or wearing any device or covering exposed to view which simulates the appearance of any portion of the female breast below the top of the areola or any portion of the pubic region, anus, buttocks, vulva or genitals, or human male genitals in a discernibly turgid state, even if completely and opaquely covered; or
- b) Any exhibition, performance, dance or conduct of any type conducted in a premises where such exhibition, performance or dance is distinguished or characterized by a predominant emphasis on the depiction, description, simulation or relation to the following specified sexual activities:
 - 1) Human genitals in a state of sexual stimulation or arousal;
 - 2) Acts of human masturbation, sexual intercourse or sodomy;
 - 3) Fondling or other erotic touching of human genitals, pubic region, buttocks or female breast; or
 - 4) Any exhibition, performance, dance or conduct which is intended to sexually stimulate any member of the public and which is conducted on a regular basis or as a substantial part of the activities in these premises. This includes, but is not limited to, any such exhibition, performance, dance or conduct performed for, arranged with or engaged in with fewer than all members of the public on the premises at that time, for which payment is made, either directly or indirectly, for such performance, exhibition, dance or conduct and which is commonly referred to as table dancing, couch dancing, taxi dancing, lap dancing, private dancing or straddle dancing, or similar types of performances, exhibitions, dances or conduct.

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For the purposes of these LDRs, adult entertainment activities do not include the following: plays, operas, musicals, or other dramatic works that are not obscene; classes, seminars and lectures which are held for serious scientific or educational purposes and which are not obscene; or exhibitions, performances, expressions or dances that are not obscene. These exemptions shall not apply to the sexual conduct described in TMC Chapter 6.08, Adult Entertainment Industry Licensing and Regulation, or RCW 7.48A.010(2)(b)(ii) and (iii).

- ii. *Adult-oriented merchandise.* Adult-oriented merchandise means any goods, products, commodities, or other wares, including, but not limited to, videos, CD-ROMs, DVDs, magazines, books, pamphlets, posters, cards, periodicals or nonclothing novelties, which depict, describe or simulate specified anatomical areas or specified sexual activities.
- iii. *Adult retail use.* Adult retail use means a retail establishment which, for money or any other form of consideration, either:
 - a) Has, as a primary part of its business, the purpose or function of selling, exchanging, renting, loaning, trading, transferring, and/or providing for viewing or use, off the premises, any adult-oriented merchandise; or
 - b) Provides for, as its substantial stock in trade, the sale, exchange, rental, loan, trade, transfer, and/or provides for viewing or use, off the premises, of any adult-oriented merchandise.

For the purposes of this subsection, a primary part of a business includes, but is not limited to, instances where a business provides or has advertising displays, merchandise, or product information reasonably visible to customers and other persons within the business facilities that shows, displays, or otherwise depicts adult-oriented merchandise or other sexually oriented business activities; provided, however, that it shall not be considered a primary part of a business if such display, merchandise, or product information is only reasonably visible from within a limited portion of the business facility screened from general view, taking up not more than 20 percent of the customer floor space, and where the access to the limited portion can be controlled to prevent accidental or incidental viewing of the display, merchandise, or product information by customers and other persons outside the limited portion of the business facilities.

Also, for the purposes of this subsection, a substantial stock in trade refers to, but is not limited to, instances where 50 percent or more of the revenue generated by the business is derived from the sale, exchange, rental, loan, trade, transfer, and/or provision of adult-oriented merchandise; 50 percent or more of the inventory of the business is adult-oriented merchandise; or 50 percent or more of the customers of the business buy, exchange, rent, borrow, trade, transfer, and/or shop for adult-oriented merchandise in or from the business.

- iv. *Panoram.* Panoram means any device which, for payment of a fee, membership fee, or other charge, is used to view, exhibit, or display a film, videotape, or videodisc. All such devices are denominated in this chapter by the terms "panoram" or "panoram device." The terms "panoram" and "panoram device" as used in this chapter do not include games which employ pictures, views, or video displays; or state-regulated gambling devices.

2. *Standards.*

- a. *Purpose and intent.* The purpose of these standards is to protect Tenino's residents and corporate citizens from documented harmful secondary effects attributable to sexually oriented

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businesses as documented by the findings of other jurisdictions dealing with similar issues. The regulations included herein are intended to:

1. Shield the community from crime, disease, and prostitution;
 2. Provide a quality environment for children in the community; and
 3. Foster and preserve family orientation of the city's residential neighborhoods.
- b. *Applicability.* These standards shall apply to all sexually oriented businesses located within the city of Tenino.
- c. *Where prohibited.*
- i. Sexually oriented businesses are prohibited within:
 - a) 1,000 feet of any property zoned with residential or any property with a residential use;
 - b) 1,000 feet of any property owned by a public or private elementary or secondary school;
 - c) 1,000 feet of any child day care center, child care service, nursery, preschool, or community youth center;
 - d) 1,000 feet of any church or other facility or institution used primarily for religious purposes;
 - e) 1,000 feet of any public park, open space or other place where children are likely to congregate;
 - f) 1,000 feet of any public or school bus stop; and
 - g) 100 feet of any other sexually oriented business use.
 - ii. As used herein, the distances shall mean the straight-line distance between the edge or corner of the property on which the use is located to the nearest edge or corner of the property of another sexually oriented business use or any of the sensitive receptor areas set forth above.
- d. *Size limitations.* Sexually oriented businesses shall be limited to a maximum of 5,000 square feet of floor area.
- e. *Definitions.* The following definitions apply throughout these LDRs unless the context clearly requires otherwise.
- i. *Sensitive Receptor Areas.* Sensitive receptor areas means those uses and zoning designations where children are likely to congregate, including property zoned for residential use or any single-family or multifamily residential use; public or private elementary or secondary schools; day care facilities, nurseries, or preschools for children; churches or other facilities or institutions used primarily for religious purposes; and public parks or open spaces where children are likely to congregate.
 - ii. *Specified anatomical areas.* Specified anatomical areas means any of the following:
 - a) Less than completely and opaquely covered human genitals, anus, pubic region, buttock, or female breast below a point immediately above the top of the areola; or
 - b) Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

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iii. *Specified sexual activities.* Specified sexual activities means any of the following:

- a) Human genitals in a state of sexual stimulation or arousal; or
- b) Acts of human masturbation, sexual intercourse, sodomy, oral copulation, or bestiality; or
- c) Fondling or other erotic touching of human genitals, pubic region, buttocks, or female breasts, whether clothed or unclothed, of oneself or of one person by another; or
- d) Excretory functions as part of or in connection with any of the activities set forth in this subsection.

- f. *Subsection 108.40.070.L controls.* If any portion of this subsection 108.40.070.L is deemed to be in conflict with or inconsistent with any other provisions of the Tenino Municipal Code, such other provisions shall be construed in conformity herewith; provided, that if such other provisions are not able to be so construed, the provisions of this section shall control, and such other provisions shall be deemed modified to conform herewith, for the purposes of this section only.

(Ord. No. 881, § 39, 9-26-2017)

108.40.080. Amusement and recreation uses.

A. *All amusement and recreation uses.*

- 1. *Definition.* An amusement and recreation use is the provision of entertainment.
- 2. *Standards.*
 - a. A traffic study may be required by the community development director. When required, the traffic study must address the amusement and recreation use's probable effect on the traffic volumes of abutting and nearby streets.

B. *Amusement.*

- 1. *Definition.* Amusement is the provision of non-recreation entertainment.
 - a. *Includes:*
 - i. Bowling alleys.
 - ii. Movie theaters.
 - iii. Music halls.
 - iv. Video arcades.
 - v. Miniature or putt-putt golf course.
 - vi. Pool and billiard halls.
 - vii. Indoor shooting ranges.

C. *Outdoor recreation.*

- 1. *Definition.* Outdoor recreation is the use of land for passive or active recreational or athletic purposes that requires minimal permanent physical development relative to the open space.
 - a. *Includes:*

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- i. Parks.
- ii. Arboretums.
- iii. Athletic fields not in stadiums.
- iv. Equestrian centers.

2. *Standards.*

- a. Outdoor recreation facilities approved as part of a subdivision proposal do not require a use permit, regardless of the zone in which it is proposed.

D. *Developed recreation.*

- 1. *Definition.* Developed recreation is the use of a physical development for active recreation or athletic purposes.

- a. *Includes:*

- i. Gymnasiums.
- ii. Swimming pools.
- iii. Tennis clubs.
- iv. Skateboarding parks.
- v. Rodeos.
- vi. Skating rinks.
- vii. Racquetball courts.
- viii. Handball courts.
- ix. Rock climbing practice facilities.
- x. Health and exercise clubs.

2. *Standards.*

- a. Developed recreation facilities approved as part of a subdivision proposal do not require a use permit, regardless of the zone in which it is proposed.

(Ord. No. 881, § 39, 9-26-2017)

108.40.090. Industrial uses.

A. *All industrial uses.*

- 1. *Definition.* An industrial use is the manufacturing, assembly, processing, or distribution of material.

B. *Craft food production.*

- 1. *Definition.* Craft food production is an industrial use primarily engaged in small-scale manufacturing of food and beverage products.

- a. *Includes:*

- i. Breweries.
- ii. Bakeries, chocolatiers, and creameries.

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b. *Does not include:*

- i. Distilleries.

C. *Light industry.*

1. *Definition.* Light industry is an industrial use where items are manufactured, assembled, processed, or distributed for the end consumer.

a. *Includes:*

- i. Sheet metal fabrication and wood work.
- ii. Building contractors and special trade contractors such as cabinetry, carpet and flooring, insulation, roofing, mechanical, and plumbing and heating.
- iii. Processing and packaging of meat and game.
- iv. Wholesale sales and distributors.
- v. Welding and machine shops.
- vi. Industrial laundries and laundry services.
- vii. Food service and distribution.
- viii. Cleaning and janitorial service and supply.
- ix. Distilleries.

D. *Heavy industry.*

1. *Definition.* Heavy industry is an industrial use where items are manufactured, assembled, processed, or distributed for intermediary users or has relatively more impact than a light industry use.

a. *Includes:*

- i. Truck and transport terminals.
- ii. Bulk storage and distribution facilities for fuels, explosives, pesticides, solvents, corrosives.
- iii. Disinfecting or pest control services.
- iv. Paving, excavation, hauling and other contracting services involving heavy equipment.
- v. Maintenance and repair of trucks and heavy equipment.
- vi. Lumber milling.
- vii. Stone, clay, and glass product manufacturing.

E. *Disposal.*

1. *Definition.* Disposal is an operation dedicated to doing away with material.

a. *Includes:*

- i. Sanitary landfills.
- ii. Sludge disposal or storage.
- iii. Resource recovery or recycling facilities.
- iv. Composting operations of a commercial scale or for commercial purposes.
- v. Trash compaction.

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- vi. Transfer stations.
- b. *Does not include:*
 - i. Hazardous waste disposal.

(Ord. No. 881, § 39, 9-26-2017)

108.40.100. Transportation and infrastructure uses.

A. All transportation and infrastructure uses.

1. *Definition.* A transportation or infrastructure use is the use of land or water to provide for the movement or storage of vehicles, water, sewage, power, or other utilities.

B. Parking.

1. *Definition.* Parking is the use of a property for parking of motor vehicles that is not ancillary to another use on-site.
 - a. *Includes:*
 - i. Surface parking.
 - ii. Parking structure.

C. Utility facility.

1. *Definition.* A utility facility is a central component to the provision of a public or semi-public utility that requires a structure.
 - a. *Includes:*
 - i. Substations for electrical, natural gas, and other similar utilities.
 - ii. Water supply facilities including water tanks and treatment facilities.
 - iii. Broadcasting towers and dish antenna for radio and TV.
 - b. *Does not include:*
 - i. Residential satellite dishes.
 - ii. Antennas used for the reception of television broadcast signals.
 - iii. Transformers.
 - iv. Junction boxes.
 - v. Standard underground utilities such as water, sewer, natural gas, power, and telephone lines.
 - vi. Booster pumps, lift stations, and other small structures appurtenant to standard underground utilities.
 - vii. Pedestals.
 - viii. Other appurtenances that do not require a structure.

2. *Standards.*

- a. Utilities listed above in subsection 1.b. do not require a use permit. The physical development associated with them is not required to meet structure or site development setbacks if the physical development is located within an easement or tract designated for the utility proposed.
- b. All utility facilities shall be located and designed to minimize negative impacts on natural resources, agricultural operations, and residential development and uses.
- c. Utility facilities housing equipment must be designed with as low a profile as possible. If the surrounding uses are residential, the building style must be compatible with the surrounding land uses.

D. *Sewer facility.*

- 1. *Definition.* A sewer facility is a facility that removes contaminants from wastewater.
 - a. *Includes:*
 - i. Sewage treatment plants and related septic dump facilities, and substations.
 - b. *Does not include:*
 - i. Utility facilities.
- 2. *Standards.*
 - a. All sewer facilities must be located and designed to minimize negative impacts on natural resources, agricultural operations, and residential development and uses.

E. *Wireless telecommunications facility.*

- 1. *Definition.* A wireless telecommunications facility is a wireless service facility and facilities defined in Title 47, United States Code, Chapter I, Part 24, Section 24.5, including all future amendments.
 - a. *Includes:*
 - i. Facilities for the transmission and reception of radio or microwave signals used for communication, telecommunication, cellular phone personal communications services, enhanced specialized mobile radio.
 - ii. Any other services licensed by the FCC.
 - iii. Any other unlicensed wireless services.
 - b. *Does not include:*
 - i. Industrial processing equipment and scientific or medical equipment using frequencies regulated by the Federal Communication Commission (FCC).
 - ii. Antennas and related equipment, no more than three feet in length, that are being stored, shipped, or displayed for sale.
 - iii. Facilities used for purposes of public safety, such as, but not limited to, police, hospitals, and the regional 911 system.
 - iv. Wireless radio utilized for temporary emergency communications in the event of a disaster.
 - v. Licensed amateur (ham) radio stations.
 - vi. Satellite dish antennas less than two meters in diameter, including direct-to-home satellite services, when used as a secondary use of the property.

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- vii. Wireless service facilities, which existed on or prior to adoption of the ordinance codified in this division, except that this exemption does not apply to any modifications of existing facilities or any reporting requirements.
 - viii. Routine maintenance or repair of a wireless service facility and related equipment (excluding structural work or changes in height or dimensions of antennas, towers, or buildings); provided, that compliance with the standards of this title are maintained.
 - ix. Subject to compliance with all other applicable standards of this title, a building permit application need not be filed for emergency repair or maintenance of a wireless service facility until 30 days after the completion of such emergency activity.
 - x. Automated meter reading systems located on utility poles provided:
 - a) Antennas are less than 18 inches from the structure;
 - b) Pole-mounted equipment is no more than 14 inches by 12 inches by 12 inches in size; and
 - c) Equipment and antennas are used only by the owner of the utility pole.
2. *Purpose.* The purpose of this subsection is to address the issues of location and appearance associated with wireless telecommunications facilities. The intent of this subsection is to:
- a. Provide adequate siting opportunities through a range of locations and options;
 - b. Minimize safety hazards and visual impacts sometimes associated with wireless communications technology;
 - c. Encourage the siting of facilities on existing buildings or structures and the collocation of several providers' facilities on a single-support structure; and
 - d. Encourage visual mitigation measures that maintain neighborhood appearance and reduce visual clutter in the city.
3. *Standards.*
- a. *Required permits.*
 - i. *Administrative use permit.* An administrative use permit must be obtained prior to placing wireless telecommunications facility antennas on the following existing buildings and structures:
 - a) Any tower currently used by a permitted wireless telecommunications facility; provided that the tower is in full compliance with all terms and conditions of its approval.
 - b) City water company water tanks; provided that only whip antenna or panel antennas mounted on the side that do not extend above the top of the tank, may be located on water tanks.
 - c) In commercial zones:
 - 1) Existing nonresidential buildings located within 100 feet of Sussex Avenue, Old Highway 99 (at the west end of the city) and Wichman Street. The wireless telecommunications facility must be a microcell or a minor facility.
 - 2) Existing light standards and power poles located in the ROW that are within 100 feet of Sussex Avenue, Old Highway 99 (at the west end of the

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city) and Wichman Street and does not increase the height of the light standard or power pole. The wireless telecommunications facility must consist of a single whip not to exceed 15 feet in height or a tubular antenna not to exceed six feet in height.

- ii. *Conditional use permit.* The following must obtain a conditional use permit prior to installation:
 - a) New freestanding towers, which are only permitted in the industrial and public/semi-public zones.
 - b) Repair and maintenance work that is not exempted under subsection E.1.b above.
 - c) Expansion and/or alteration of existing wireless telecommunications facilities.
 - d) All other wireless telecommunications facilities not meeting the criteria for an administrative use permit.
- b. *Collocation.* The intent of collocation is to encourage several providers to use the same structure to keep the number of wireless telecommunications facilities sites to a minimum as a means to reduce the overall visual effects throughout the community. The following procedures are required to further the intent of wireless telecommunications facilities collocation:
 - i. A permit holder shall cooperate with other wireless telecommunications facilities providers in collocating additional antenna on support structures and/or on existing buildings provided said proposed collocates have received a permit for such use at said site from the city. A permit holder shall allow other providers to collocate and share the permitted site, provided such shared use does not give rise to a substantial technical level impairment of the permitted use (as opposed to a competitive conflict or financial burden).
 - ii. A signed statement indicating that the applicant agrees to allow for the potential collocation of additional wireless telecommunications facilities equipment by other providers on the applicant's structure shall be submitted by the applicant as part of the permit application. If an applicant contends that future collocation is not possible on their structure, they must submit a technical study documenting why.
 - iii. Wireless telecommunications facilities proposed for collocation on an existing support facility that do not involve an increase in height or expansion, may be permitted through an administrative use permit, provided that the applicant can document that the existing support facility is in full compliance with the conditions of its approval.
- c. *General provisions.*
 - i. *Not an essential public facility.* Wireless telecommunications facilities are not considered essential public facilities as defined in the Growth Management Act and shall not be regulated or permitted as essential public facilities.
 - ii. *FCC licensing required.* The applicant must demonstrate that it is licensed by the Federal Communication Commission if it is required to be licensed under Federal Communication Commission regulations. The applicant, if not the telecommunications service provider, shall submit proof of lease agreements with a Federal Communication Commission licensed telecommunications provider if they are required to be licensed by the Federal Communication Commission.
 - iii. *Compliance with dimensional limitations.* For purposes of determining whether the installation of wireless telecommunications facilities complies with development standards,

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such as, but not limited to, setback and lot coverage requirements, the dimensions of the entire lot shall control, even though a wireless telecommunications facility is located on a leased parcel within that lot.

- iv. *Signs prohibited.* No wireless equipment shall be used for the purpose of mounting signs or message displays of any kind.
- v. *Lighting.* Wireless telecommunications facilities shall not be artificially lighted unless required by the Federal Aviation Authority (FAA) or other applicable authority.
- vi. *Consideration for visual effects.* The city shall consider the cumulative visual effects of wireless telecommunications facilities mounted on existing structures and/or located on a given permitted site in determining whether the additional permits can be granted so as to not adversely effect the visual character of the city.
- vii. *Compliance with design standards.* Wireless telecommunications facilities installations shall comply with all relevant provisions of the city design standards.
- viii. *Stealth and screening.*
 - a) *Stealth.* Wireless telecommunications facilities, equipment, and equipment cabinets shall be screened or camouflaged through employing the best available technology. This may be accomplished by use of compatible materials, location, color, stealth technologies such as, but not limited to artificial trees and hollow flagpoles, and/or other tactics to achieve minimum visibility of the facility as viewed from public streets or residential properties.
 - b) *Equipment enclosures.* Electronics equipment enclosures shall conform to the following:
 - 1) Screening of wireless telecommunications facilities equipment enclosures shall be provided with one or a combination of the following: Underground, fencing, walls, landscaping, structures, or topography which will block the view of the equipment shelter, as much as practicable, from any street and/or adjacent properties. Screening may be located anywhere between the enclosure and the herein mentioned viewpoints. Landscaping for the purposes of screening shall be maintained in a healthy condition; and
 - 2) No wireless equipment reviewed under this section shall be located within required building setback areas.
- ix. *Security fencing.* Security fencing, if used, shall conform to the following:
 - a) No fence shall exceed six feet in height;
 - b) Security fencing shall be effectively screened from view through the use of appropriate landscaping materials; and
 - c) Chain-link fences shall be painted or coated with a nonreflective color, and shall have a minimum three-foot deep area to be planted with approved plant species in a manner that will completely screen the fencing.
- x. *Electromagnetic field (EMF) standards.* All wireless telecommunications facilities shall be operated in compliance with the following standards:
 - a) The applicant shall comply with federal standards for electromagnetic field emissions. Within six months after the issuance of its operational permit, and

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annually thereafter, the applicant shall submit a project implementation report which provides cumulative field measurements of radio frequency (electromagnetic field) power densities of all antennas installed at the subject site. The report shall quantify the electromagnetic field emissions and compare the results with established federal standards. Said report shall be subject to review and approval of the city for consistency with the project proposal report and the adopted federal standards. If on review, the city finds that the wireless telecommunications facilities does not meet federal standards, the city may revoke or modify the permit. The applicant shall be given a reasonable time based on the nature of the problem to comply with the federal standards. If the permit is revoked, then the facility shall be removed.

- b) The applicant shall ensure that the wireless telecommunications facilities will not cause localized interference with the reception of, but not limited to, area television or radio broadcasts. If upon review of a registered complaint the city finds that the wireless telecommunications facilities interfere with such reception, the city may revoke or modify the permit. The applicant shall be given a reasonable time based on the nature of the problem to correct the interference. If the permit is revoked, then the facility shall be removed.
- d. *Application requirements.* Applications for a wireless telecommunications facilities shall be in a form prescribed by the city and at a minimum shall contain the following information:
 - i. Photosimulations of the proposed facility from affected residential properties and public rights-of-way at varying distances.
 - ii. A site plan clearly indicating the location, type and height of the proposed wireless communication facilities, on-site land uses and zoning, adjacent land uses and zoning, adjacent roadways, proposed means of access, setbacks from property lines, elevation drawings of the proposed tower, and any other proposed structures. A site elevation and landscaping plan indicating the specific placement of the facility on the site, the location of existing structures, trees, and other significant site features, and a complete description of all measures proposed to camouflage the facility, including the type and location of plant materials used to screen the facility, and the proposed color schemes for the facility and the method of fencing.
 - iii. A signed statement indicating that:
 - a) The applicant and landowner agree they will diligently negotiate in good faith to facilitate co-location of additional wireless service facilities by other providers on the applicant's structure or within the same site location;
 - b) The applicant and/or landlord agree to remove the facility within 90 days after abandonment;
 - c) A signed statement from the owner of the site accepting the ultimate responsibility for the removal of abandoned facilities.
 - iv. Copies of any environmental documents required by any federal agency. These shall include the environmental assessment required by FCC paragraph 1.1307, or, in the event that a Federal Communication Commission Environmental Assessment is not required, a statement that describes the specific factors that obviate the requirement for an environmental assessment.
 - v. Evidence of site control.

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- vi. A current map showing the location and service area of the proposed wireless communication facilities, a map showing the locations and service areas of other wireless service facilities operated by the applicant and those proposed by the applicant that are close enough to impact service within the city.
 - vii. Legal description of the parcel.
 - viii. The approximate distance between the proposed tower and the nearest residential unit or residentially zoned properties.
 - ix. A letter signed by the applicant stating the wireless telecommunications facilities will comply with all Federal Aviation Administration regulations and EIA Standards and all other applicable federal, state and local laws and regulations.
 - x. Certification that the antenna usage will not interfere with other adjacent or neighboring transmission or reception functions.
 - xi. If the facility is proposed for location in the city right-of-way or other public property, evidence of bonding and insurance in amounts prescribed by the city.
 - xii. Prepare and submit a copy of an acceptable franchise agreement for those facilities permitted in city right-of-way or other public property that shall be executable prior to completion of final inspection.
 - xiii. The application shall include documentation demonstrating compliance with the city surface water requirements.
 - xiv. If applicable, the applicant shall include documentation as to how the proposed facility meets the specific requirements of the city design guidelines.
 - xv. Application for a city business license that shall be issued upon approval of the appropriate use permit, and annual renewal thereafter.
 - e. *Fees.* It is the policy of the city that applicants pay the full cost associated with processing an application.
 - i. The fees are established for all wireless telecommunications facilities applications based on the adopted fee schedule for the required type of application.
 - ii. In addition to the application fee, the applicant shall reimburse the city for costs of professional engineers and other consultants hired by the city to review and inspect the applicant's proposal when the city is unable to do so with existing in-house staff. These professional services may include but are not limited to: engineering, technical reviews, legal, planning, environmental review, critical areas review, financial, accounting, soils, mechanical and structural engineering. In the event that a project requires special staff analysis beyond that which is included in the base fee, the applicant shall reimburse the city at the adopted fee schedule staff rate for the staff conducting the review. The city may require the applicant to deposit an amount with the city to cover anticipated costs of retaining professional consultants or performing special staff analysis.
 - f. *Standards for approval of an administrative use permit.* A wireless telecommunications facility that requires administrative use approval must meet the following additional standards:
 - i. The wireless telecommunications facility consists of a microcell or a minor facility;
 - ii. The combined antennas and supporting hardware shall not extend more than 15 feet above the roof structure, or existing light or utility poles. Antennas may be mounted to

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rooftop appurtenances, provided they do not extend beyond 15 feet above the roof proper; and

- iii. The antennas are mounted on a building, light standard or power pole such that they are located and designed to minimize visual and aesthetic impacts to surrounding land uses and structures and shall, to the greatest extent possible, blend into the existing environment. Panel and parabolic antennas shall be completely screened.
- g. *Standards for approval of a conditional use permit.* A wireless telecommunications facility that requires conditional use approval must meet the following additional standards:
 - i. The applicant shall demonstrate that the wireless telecommunications facilities tower is the minimum height required to function satisfactorily. No freestanding wireless telecommunications facilities shall exceed 45 feet in height from the natural grade of the site. No freestanding wireless telecommunications facilities that are taller than this height shall be approved. Height shall be measured to the top of the antenna.
 - ii. Placement of a freestanding wireless telecommunications facilities shall be denied if placement of the antennas, on an existing structure, can meet the applicant's technical and network location requirements.
 - iii. Monopoles shall be the only freestanding structures allowed in the city.
 - iv. A freestanding wireless communication facilities, including the support structure and associated electronic equipment, shall comply with all required setbacks of the zoning district in which it is located; except when on a lot adjacent to a residential use or residentially zoned property, then the minimum setback from the property lines of the adjacent residential uses shall equal the height of the proposed facility.
 - v. Freestanding wireless telecommunications facilities shall be designed and placed on the site in a manner that takes maximum advantage of existing trees, mature vegetation, and structures so as to use existing site features:
 - a) To screen as much of the total wireless telecommunications facilities as possible from prevalent views; and/or
 - b) As a background so that the total wireless telecommunications facilities blends into the background with increased sight distances.
 - vi. In reviewing the proposed placement of a facility on the site and any associated landscaping, the city may condition the application to supplement existing trees and mature vegetation to more effectively screen the facility.
 - vii. Support structures, antennas, and any associated hardware shall be painted a nonreflective color or color scheme appropriate to the background against which the wireless telecommunications facilities would be viewed from a majority of points within its view shed. The proposed color or color scheme to be approved by the city.
- h. *Permit limitations.* Approved permits issued by the city for wireless telecommunications facilities shall be restricted by the following permit limitations:
 - i. *Expiration after approval.* A permit for wireless telecommunications facilities shall expire five years after the effective date of the permit approval. A permittee wishing to continue the use of specific wireless telecommunications facilities at the end of the five-year period must apply for an application to continue that use at least six months prior to its expiration. The renewal application will be under an administrative use permit provided that no changes, modification or additions to the wireless telecommunications facilities are

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proposed or that no new facilities were developed since the date of the original or renewal permit.

- ii. *Renewal after approval.* Renewal applications that involve any changes, modifications or additions shall be processed as a new conditional use permit application and must conform to the development standards in place at the time the renewal application is deemed to be complete.
- iii. *Expiration.* An approved permit shall be valid for one year from the date of the city's approval, with opportunity for a six-month extension. If not used within one year, or within the extension period, the permit shall become null and void.
- i. *Assignment/sublease.* No facility, site or permit may be sold, transferred, assigned or sublet without written notification of and approval by the city. This notification shall include a statement acknowledging and accepting the terms and conditions of all permits issued for the site and/or facility, and:
 - i. Documentation that the site/facility is currently in full compliance with its permits and applicable city ordinances.
 - ii. A statement ensuring ongoing compliance with all permits and applicable city ordinances.
- j. *Removal.* In instances where a wireless telecommunications facility is to be removed, the removal shall be in accordance with the following procedures:
 - i. The operator of a wireless telecommunications facilities shall notify the city upon the discontinuance of a particular facility. The wireless telecommunications facilities shall be removed by the facility owner within 90 days of the date the wireless telecommunications facilities is discontinued, it ceases to be operational, the permit is revoked, or if the facility falls into disrepair or is abandoned. Disrepair includes structural features, paint, landscaping, or general lack of maintenance which could result in safety or visual impacts; and
 - ii. If the provider fails to remove the facility upon 90 days of its discontinued use, the responsibility for removal falls upon the landholder on which the facility has been located. If the landholder fails to remove the facility within 90 additional days, the city may cause the facility to be removed at the owner's expense.

(Ord. No. 881, § 39, 9-26-2017)

108.40.110. Accessory uses.

A. All accessory uses.

1. *Definition.* An accessory use is a use that constitutes a minority of the use or character of the property and is secondary and subordinate to another use of the same property, but which is not an incidental use.
2. *Standards.*
 - a. An accessory use may only be permitted in association with an active primary use designated for the accessory use.
 - b. An accessory use must be abandoned upon abandonment of its primary use.
 - c. An accessory use shall be subject to all dimensional limitations and other development standards applicable to its primary use unless otherwise provided in this section.

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- d. A property with an accessory use shall not be subdivided in any way that results in the accessory use being owned separately from its primary use.

B. *Accessory dwelling unit (ADU).*

1. *Definition.* An accessory dwelling unit (ADU) is a dwelling unit that is secondary to a principal use of the property. The intent is that accessory dwelling units provide workforce housing.
 - a. *Includes:*
 - i. Employee apartment.
 - ii. Caretaker's quarters.
 - iii. Mother-in-law suite.
 - iv. Guesthouse.
2. *Primary uses:*
 - a. All open space uses.
 - b. Detached single-family unit.
3. *Standards.*
 - a. *Number.* One ADU is allowed per lot of record.
 - b. *Density calculations.* ADUs are not included in residential density calculations.
 - c. *Size.* The maximum size of an accessory dwelling unit is 1,000 square feet of habitable floor area or 50% of the primary dwelling unit's floor area, whichever is smaller.
 - d. *Design.* The accessory dwelling unit must closely match the principal use's design, color scheme, and roof materials whether attached to or detached from the principal structure.

C. *Bed and breakfast.*

1. *Definition.* A bed and breakfast is a residential unit in which bedrooms are rented as lodging units.
2. *Primary uses:*
 - a. Detached single-family unit.
3. *Standards.*
 - a. A bed and breakfast must have no more than four lodging units (bedrooms).
 - b. The owner or manager must reside in the dwelling unit.

D. *Home occupation.*

1. *Definition.* A home occupation is an accessory nonresidential use conducted entirely within a residential unit or on-site structure accessory to the residential unit. The intent of a home occupation is to give small, local businesses a place to start. Home occupations are intended to be at a residential scale; once they grow beyond a certain size they can no longer be characterized as home occupations.
 - a. *Includes:*
 - i. Office (Sec. 108.40.070.B.).
 - ii. Repair and maintenance of small appliances, TVs and electronics, furniture, garments, shoes and other leather goods, including tack.
 - iii. Tutoring or classes.

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iv. Studios (e.g. art, handcraft, music).

b. *Does not include:*

i. Motor vehicle, commercial truck and heavy equipment, repair, bodywork, painting, washing and/or detailing services.

ii. Storage of:

a) Motor vehicles, commercial trucks or heavy equipment.

b) Used vehicle parts and/or used machinery in inoperable condition.

c) Building materials such as lumber, plasterboard, pipe, paint, or other construction materials.

2. *Primary uses:*

a. All residential uses.

b. Accessory dwelling unit.

3. *Standards.*

a. A home occupation must be operated by a person residing within the dwelling.

b. No one residing off-site may be employed on the site of a home occupation.

c. A business license issued by the City of Tenino is required for each home occupation.

d. The area devoted to the home occupation is limited to no more than 25 percent of the total habitable floor area of the dwelling. For the purposes of this standard, areas within attached garages, unfinished basements, and storage buildings are not considered habitable floor area but may be used for storing goods and materials associated with the home occupation.

e. Tutoring and classes shall be limited to two students at one time.

f. More than one home occupation may be allowed on a property. Each home occupation requires a separate use permit.

g. All parking must be provided on-site, and must be located to the rear of the structure or in another location that is visually unobtrusive.

h. Window displays or other public displays of material or merchandise connected with the home occupation are prohibited.

i. No more than one wall sign, not to exceed two 2 square feet in area, may be permitted.

E. *Home business.*

1. *Definition.* A home business is an accessory nonresidential use conducted in conjunction with and on the site of a residential use in which employees are employed on-site. The intent of a home occupation is to give small, local businesses a place to start. Home occupations are intended to be at a residential scale; once they grow beyond a certain size they can no longer be characterized as home occupations.

a. *Includes:*

i. Office (Sec. 108.40.070.B.).

ii. Service (Sec. 108.40.070.D.).

iii. Building contractors and special trade contractors such as cabinetry, carpet and flooring, insulation, roofing, mechanical, and plumbing and heating.

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- iv. Schools (music, art, other).
 - v. Art studios and galleries.
 - b. *Does not include:*
 - i. Motor vehicle, commercial truck and heavy equipment, repair, bodywork, painting, washing and/or detailing services.
 - ii. Storage of:
 - a) Motor vehicles, commercial trucks or heavy equipment.
 - b) Used vehicle parts and/or used machinery in inoperable condition.
 - 2. *Primary uses:*
 - a. All residential uses.
 - b. Accessory dwelling unit.
 - 3. *Standards.*
 - a. A home business must be operated by a person residing within the dwelling.
 - b. No more than two persons residing off-site may be employed on the site of a home business.
 - c. A business license issued by the City of Tenino is required.
 - d. The area devoted to the home business is limited to no more than 40 percent of the total floor area on the property or 2,000 square feet, whichever is less.
 - e. Only one home business may be permitted on a property at any given time.
 - f. No more than three deliveries per week to the residence may be made by suppliers.
 - g. Traffic generated by a home business must not exceed 16 round trips per day. This includes deliveries and client-related trips.
 - h. All vehicles and materials must be stored within buildings.
 - i. All parking must be provided on-site, and must be located to the rear of the structure or in another location that is visually unobtrusive.
 - j. Window displays or other public displays of material or merchandise connected with the home occupation are prohibited.
 - k. No more than one wall sign, not to exceed two 2 square feet in area, may be permitted.
- F. *Drive-up.*
- 1. *Definition.* A drive-in facility is a commercial use catering to customers in vehicles.
 - a. Includes:
 - i. Drive-thru restaurants.
 - ii. Drive-up banking facilities.
 - iii. Drive-thru pharmacy.
 - 2. *Primary uses.*
 - a. Office (Sec. 108.40.070.B.).
 - b. Retail (Sec. 108.40.070.C.).

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- c. Service (Sec. 108.40.070.D.).
- d. Restaurant (Sec. 108.40.070.E.).

3. *Standards.*

- a. If abutting land, including land separated by an alley, is in residential use, the operating time of the drive-up facility shall be limited to the hours of 6:00 a.m. to 10:00 p.m.

G. *Home daycare.*

- 1. *Definition.* Home daycare means the provision of care on a regular basis in a family setting for a group of no more than 12 children or adults for periods of less than 24 hours.

- a. *Does not include:*

- i. Babysitting.
- ii. Childcare co-operatives.
- iii. Foster care.
- iv. Group homes.

- 2. *Primary uses.*

- a. All residential uses.
- b. Accessory dwelling units.

- 3. *Standards.*

- a. Home daycares must be licensed by the state of Washington and obtain a business license from the city prior to beginning operations.
- b. Home daycares must provide one off-street safe passenger loading and unloading area for every seven clients. The loading and unloading area must be clearly marked.
- c. Outdoor play equipment must not be located in a required front or side yard setback.
- d. A home daycare must be operated by a person residing within the dwelling.
- e. No more than two persons residing off-site may be employed on the site of a home daycare.
- f. Structural or decorative alterations that detract from the single-family character of the residential structure or the surrounding neighborhood are prohibited.
- g. Hours of operation must be compatible with the neighborhood during the week. If care is provided on the weekends, hours of operation must not cause disruptions in the late evening or early morning hours.

H. *Battery charging station.*

- 1. *Definition.* A battery charging station is an electrical component assembly or cluster of component assemblies designed specifically to charge batteries within electric vehicles, which meet or exceed any standards, codes, and regulations set forth by Chapter 19.28 RCW and consistent with the rules adopted under RCW 19.27.540.

- 2. *Standards.*

- a. *State Environmental Policy Act.* Applications for battery charging stations shall be categorically exempt from review under the State Environmental Policy Act (see RCW Sec. 43.21C.410).

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- b. *Accessibility.* Charging equipment must not block or restrict pedestrian circulation areas and must not interfere with accessibility requirements of WAC 51-50-005.

Example: A charging station is located next to a public sidewalk. The charging equipment must be located so that access to the sidewalk is not blocked.

(Ord. No. 881, § 39, 9-26-2017)

108.40.120. Temporary uses.

A. All temporary uses.

1. *Definition.* A temporary use is a use established for a fixed period of time.
2. *Standards.*
 - a. The site occupied by a temporary use must be left free of debris, litter or other evidence of temporary use upon completion or removal of the use.
 - b. A temporary use must not occupy or use public rights-of-way, parks or other public lands in any manner unless specifically approved by the city.
 - c. A temporary use will expire after 90 days unless an alternate expiration is set through the approval of the use permit.
 - d. A temporary use must obtain all required city permits, licenses or other approvals prior to establishing the use.

B. Yard sale.

1. *Definition.* A yard sale is the sale of personal property from a private residential use.
 - a. *Includes:*
 - i. Garage sales.
 - ii. Rummage sales.
 - iii. Estate sales.

2. *Standards.*

- a. A maximum of four yard sales per calendar year are allowed.

C. Christmas Tree sale.

1. *Definition.* A Christmas tree sale is the outdoor sale of evergreen trees during the Christmas holiday season.

D. Farm stand.

1. *Definition.* A farm stand means a temporary or permanent structure or vehicle used in the sale of regional farm products such as fruits, vegetables, and juices during the time of year when such products are fresh.
2. *Standards.*
 - a. Farm stands shall not be located on sidewalks or in other areas of public rights-of-way.

E. Temporary real estate sales office.

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1. *Definition.* Real estate sales office means a structure placed on a development site and used as a sales office or meeting place only during an initial period of marketing a project for sale or lease.
2. *Standards.*
 - a. A real estate sales office use shall only be on the site of a new development and shall sell only the lots or units on the site of the development.
 - b. The real estate sales office shall be removed when 75 percent of all lots or units in the new development have been sold, leased, or rented.

F. *Temporary shelter.*

1. *Definition.* Temporary shelter means a mobile or manufactured home or conventional camping unit temporarily occupied while a building with a valid building permit is being constructed.
2. *Standards.*
 - a. The temporary shelter may be permitted for a period not to exceed one year. An extension may be granted by the community development director for a period not to exceed two additional years for good cause.
 - b. A temporary shelter may also be permitted when fire or natural disaster has rendered an existing residential unit unfit for human habitation. A building permit for rehabilitation or reconstruction must be obtained within a reasonable period of time, as determined by the city council.

G. *Temporary gravel processing.*

1. *Definition.* Temporary gravel processing is washing and screening gravel extracted from the ground in association with a permitted construction project.
2. *Standards.*
 - a. *Infrastructure.* Projected traffic impacts shall be addressed according to AASHTO guidelines and the cost of all improvements required, on and off-site, shall be borne entirely by the applicant. A payment to compensate for the additional wear and tear on city streets, as determined by the city engineer, also may be required of the applicant.
 - b. *Hours of operation.* Hours of operation shall occur between 8:00 a.m. and 5:00 p.m., Monday through Friday unless otherwise specified by the city council. The hours of operation may be reduced to mitigate adverse impacts on nearby houses or extended to expedite the completion of an operation. Setbacks. A minimum 300-foot setback from all property lines shall be provided. Written permission from adjacent property owners to reduce the required setback shall be obtained if necessary.
 - c. *Duration.* Duration of the gravel processing shall be no longer than six consecutive months. If a project is phased over two or more years, then the total number of days the gravel extraction and processing activities are conducted shall be no more than 180 days.
 - d. *Protecting health and safety.* The proposed gravel processing area shall be bermed, fenced, or otherwise enclosed, where necessary, for protecting health and safety.

(Ord. No. 881, § 39, 9-26-2017)

108.40.130. Standards for mini-storage.

- A. *General conditions.* Where mini-storage facilities are allowed, they must be designed and constructed in accordance with the following provisions.

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1. *Signs subject to the requirements of the underlying zone.* All mini-storage facilities must utilize signs no larger than the signs permitted in underlying zone.
2. *Subject to the requirements of underlying zone.* All mini-storage facilities must meet the height limits, setbacks and maximum lot coverage of the underlying zone, provided that any existing mini-storage facilities may continue (and/or remodel) any existing non-conformity, so long as the degree of non-conformity, in regard to the length or height of the building, or other applicable measurement is not increased.
3. *Setbacks.* Where a mini-storage facility is required to meet minimum setback requirements, side, rear and front yard setbacks may be oriented based on the discretion of the Tenino Planning Department. Setbacks shall generally be oriented to ensure the least negative aesthetic impact (or largest setback) in areas:
 - a. Next to existing residential uses in the case of Type 1 facilities, as described in 108.40.120.
 - b. Adjacent to major roadways such as Old Highway 99 and Highway 507 in the case of Type 2 facilities, as described in 108.40.120.
 - c. For mini-storage facilities in the industrial zone that are located adjacent to a neighboring residential use, the facility must have a minimum ten-foot sideyard bordering the adjacent residence.
4. *Lighting.* Lighting shall be shielded and directed downward and shall not spread beyond the lot boundaries of the mini-storage facility lot.

B. *Landscaping.*

1. *Streetscape.* Mini-storage facilities shall present either a Type II or Type IV landscaping strip, when located along arterial or collector streets.
 - a. Type II landscaping, as defined in TMC 108.30.100.G.2, seeks to create a pleasant streetfront and features a mixture of shrubs, trees, and fencing that enhances the streetscapes and gateways to Tenino.
 - b. Type IV landscaping as defined in TMC 108.30.100.G.4, seeks to provide a strong visual block between the neighboring roadway and the land use.
 - c. Deviations from the exact standards specified within TMC 108.30.100.G may be allowed based on the discretion of the planning official so long as the intent of the standards and the descriptions of the landscaping above are met by the development application.
2. *Adjacent to neighboring residentially zoned lots.* Where a mini-storage facility is located adjacent to a neighboring residentially zoned lot, the facility shall present a Type IV landscaping buffer and fencing, as specified in TMC 108.30.100.G.4, along the neighboring property line.
 - a. The required width of the Type IV landscaping may be modified to five feet based on the discretion of the Tenino Planning Department in areas where a five-foot sideyard setback has been established in accordance with 108.40.130.1.d.
 - b. No landscaping is required between an existing non-conforming mini-storage structure and the neighboring residential use. Where a non-conforming structure is proposed to be expanded along a property line, the addition must meet applicable setback and landscaping provisions.

(Ord. No. 829, § 4, 10-8-2013)

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108.40.140. Standards for recreational vehicle parks.

- A. *Purpose.* The purpose of this ordinance is to provide standards to allow the creation of recreational vehicle (RV) parks while maintaining the health, safety and general welfare of the City of Tenino.
- B. *General site conditions.*
1. *Compliance with site plan.* Where the City of Tenino approves a RV park permit, the development of the area to which the permit pertains shall be in conformity to the site plan as approved. Any development, use, density, or land division which fails to conform to the site plan as approved by the City of Tenino constitutes a violation of this title.
 2. *Maximum length of stay in RV park.* No individual is allowed to stay within an RV park for a period greater than 15 days. This period may be extended with approval of the code enforcement officer in situations of hardship or unique circumstances, such as care for an elderly relative.
 3. *Subject to the requirements of underlying zone.* All RV parks must meet the height limits, density and maximum lot coverage standards for the underlying zone.
 4. *Minimum size of RV space.* The minimum area of an RV space shall be 1,000 square feet; provided, tent areas shall have no minimum space size.
 5. *Setbacks.* All RVs, together with their additions, and appurtenant structures, accessory structures, and other structures on the site (excluding fences) shall observe the following setback requirements (excluding any hitch or towing fixture):
 - a. A minimum 20-foot wide buffer yard shall be established along each property line. This buffer shall contain one of the following types of landscaping:
 - i. Type II landscaping, as defined in TMC 108.30.100.G.2, which seeks to create a pleasant streetfront and features a mixture of shrubs, trees, and fencing that enhances the streetscapes and gateways to Tenino; or
 - ii. Type IV landscaping as defined in TMC 108.30.100.G.4, which seeks to provide a strong visual block between the neighboring roadway and/or land use and the RV park.
 - iii. Deviations from the exact standards specified within TMC 108.30.100.G may be allowed based on the discretion of the planning official so long as the intent of the standards and the description of the landscaping type above are met by the development application.
 - b. A minimum distance of five feet is required between an individual RV unit and an adjoining interior RV park street.
 - c. A minimum distance of five feet is required between an RV unit and the interior line of a perimeter buffer.
 - d. A minimum distance of ten feet is required between RV units, and between an RV unit and unattached structures. Provided, this does not apply to unattached structures used as storage or accessory structures for individual sites.
 6. *Site occupancy.* RV sites shall be occupied by no more than one RV at any one time.
- D. *Public health and safety.*
1. *Water and sewage.*
 - a. *Description of proposal and methods to serve.* All proposals for RV parks shall submit a statement of the type of recreational vehicles anticipated and how water and sewer services will be provided to the units. This statement shall include details as to whether the park will allow long

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or short-term stays, whether the RVs are anticipated to be primarily self-contained and whether any units that do not contain water and sewer services will be allowed.

- b. *Basic requirement for water and sewer.* All visitors and/or residents within an RV park must have access to a clean source of water and a sanitary method to dispose of their waste.
- c. *Method to provide water.* The Tenino Public Works Director must approve of any method proposed to provide water to the RV units. Water connections to individual RVs or a public restroom that includes water may be deemed adequate, if the facility effectively ensures the requirement in TMC 108.40.140.D.1(b) is met and the park meets all city and state standards.
- d. *Methods to ensure adequate treatment of sewage.* The Tenino Public Works Director must approve of the design of any method to treat wastewater. Sewer connections to individual RVs or a shared restroom facility may be deemed adequate, so long as the facility meets the requirement in TMC 108.40.140.D.1(b) and the park meets all city and state standards.

2. *Sanitary dump stations.*

- a. A conveniently located dump station for the disposal of self-contained sewage shall be provided in RV parks with any spaces designated for self-contained units. Additional dump stations may be required in RV parks having 100 or more RV spaces. All dump stations shall be designed and developed to the standards of the Thurston County Health Department and the Washington State Department of Health.
- b. Sanitary dump stations shall be separated from any RV space by a distance of at least 50 feet.

3. *Solid waste.*

- a. RV parks shall contract with the city's garbage service for the storage, collection, and disposal of solid waste.
- b. Approved solid waste containers shall be located not more than 200 feet from any RV space.
- c. Solid waste containers shall be marked with clear wayfinding signs, and screened from other activities by visual barriers such as fences, walls or natural growth.

4. *Fire protection.*

- a. RV park development applications shall be reviewed by the fire marshal.
- b. Fires shall not be permitted except where pits or bases are constructed of a non-combustible material. Vegetation or other combustible materials shall be kept a safe distance from the fire pit.
- c. The fire marshal shall perform annual inspections of all RV parks to ensure that health and life safety issues are known and addressed.

E. *Roads and parking.*

1. *Road standards.*

- a. All interior RV park roads shall be private roads, owned and maintained by the owner or operator of the RV park. Roads shall be open at all times for police and emergency vehicle access.
- b. RV park roads shall be surfaced with crushed rock, blacktop or some other suitable material approved by the public works director.
- c. Road approaches and other points of ingress and egress to city and/or state rights-of-way shall be in compliance with the city and state road standards, and be acceptable to the public works

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director. Points of ingress and egress located on state highways shall be in accordance with the Washington State Department of Transportation stipulations.

- d. Interior RV park roads with parking on one-side of the street shall have the following minimum widths:
 - i. One-way streets: 22 feet.
 - ii. Two-way streets: 32 feet.

If guest parking is provided in an area other than the road within the site, these widths may be reduced.

- e. Road termini shall include a cul-de-sac or some other acceptable road configuration that permits the relative ease of turning and is approved by the public works department and fire protection authority.
- f. Additional ingress/egress routes for emergency access to a public road may be required for RV parks designed for 100 or more RV spaces.

2. *Parking standards.*

- a. Off-street parking shall be provided at the rate of one space for each RV site. The planning official may require additional off-street parking spaces as deemed appropriate to accommodate the parking needs of the RV park.
- b. There shall be at least two off-street parking spaces provided for the RV park office.

F. *Natural vegetation, critical areas, and open space.*

- 1. *Critical areas.* All RV parks shall conform to the critical areas regulations in title 112.
- 2. *Open space.* All RV parks shall include a minimum of ten percent of the gross area of the RV park for open space and recreational use. Provided, that at least one outdoor recreational area within the RV park shall contain at least 2,500 square feet. Roads, parking, sites, required setbacks and critical areas and their buffers shall not be counted as open space and recreational areas for the purpose of calculating compliance with this section.
- 3. *Revegetation.* Lawns or other suitable living ground covers shall be planted and maintained in all areas except those covered by structures, by paved or surfaced areas, or by planting beds. Undisturbed areas such as ravines and streams shall be preserved in their natural state.

G. *Additional standards.*

- 1. *Lighting.* Adequate lighting shall be provided to illuminate streets, driveways and walkways for the safe movement of pedestrians and vehicles. This lighting shall be shielded and directed downward and shall not spread beyond the lot boundaries of the RV park.
- 2. *Utilities.* All water, sewer, electric and communication lines shall be located underground when practical, and shall be in accordance with all applicable laws, health department standards and other applicable regulations.
- 3. *Drainage and stormwater.* RV parks and all expansions of RV parks on the same land beyond four sites, shall conform to the drainage and stormwater standards, requirements, and provisions of the City of Tenino and be approved by the public works director.

H. *Subject to SEPA.* All RV parks shall be reviewed under SEPA, except when determined to be categorically exempt under TMC chapter 110.30.

(Ord. No. 829, § 5, 10-8-2013)

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108.40.150. Reserved.**108.40.160. Marijuana uses.**

Marijuana land uses are permitted in all districts except the public/semi-public (P/SP) zoning district in accord with permitting and regulatory restrictions, conditions and other limitations imposed for such districts. Marijuana land uses in residential districts shall only be in accord with the standards of a home occupation permit.

1. *Recreational marijuana.* No recreational marijuana land use is permitted other than as approved by the Washington State Liquor Control Board in accord with WAC 314-55 as now or hereafter amended.
2. *Medical marijuana.* No medical marijuana land use allowed under RCW 69.51a is permitted or allowed to continue unless the applicant complies with the location, advertising, and off-site consumption requirements specified in WAC 314-55. The application for any such use shall pay the same fee to the city as would otherwise be imposed by the liquor control board for any original application or renewal thereof.
3. *Design standards.*
 - A. *Structure required.* All marijuana land uses must be sited within a structure (i.e. no growing operations are allowed outdoors).
 - B. *Fencing standard.* Any fences utilized in the enterprise must meet the standards in TMC section 108.30.040(N)(3).
 - C. *Other design standards required.* All applicable design, shoreline, and critical areas standards (parking, lighting, required vegetation, buffers, etc.) are required to be met for any proposed marijuana land use.

(Ord. No. 833, § 2, 11-12-2013; Ord. No. 849, § 2, 11-12-2014; Ord. No. 871, § 2, 1-24-2017)

CHAPTER 108.50. PARKING AND LOADING STANDARDS**108.50.010. Purpose.**

This chapter is applicable to all new development, alterations and additions to, or expansion of, existing development in the city. This chapter establishes parking and loading standards for various uses. The standards are intended to lessen congestion on streets and to ensure an adequate supply of parking and loading spaces within a reasonable distance of development.

The purpose of this chapter is to:

- A. Improve traffic circulation by regulating parking and loading activities;
- B. Contribute to the public health, safety, general welfare and aesthetics of the city by providing sufficient on-site areas for the maneuvering and parking of motor vehicles;
- C. Meet the needs of urban development by providing sufficient off-street parking without creating an excess surplus of parking spaces; and
- D. Promote more efficient use of the city's transportation facilities by encouraging the movement of people from place to place via modes of transportation other than the single-occupancy vehicle.

(Ord. No. 881, § 40, 9-26-2017)

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108.50.020. Required parking and loading.

- A. *Required parking.* The table below establishes the minimum required parking spaces that shall be provided for each use in these LDRs. Where a minimum requirement is not listed in the table it shall be determined by the community development director upon finding the proposed use has need for parking. Calculations that reference floor area shall be based on the gross floor area. Calculations that reference employees shall be based on the maximum number of employees normally on duty at any one time.

Required Parking	DU = dwelling unit LU = lodging unit	
Use	Minimum Required Parking	Maximum Required Parking
<i>Open Space Uses</i>		
Agriculture	n/a	n/a
<i>Residential Uses</i>		
Detached Single-Family Unit	2 per DU	n/a
Duplex	2 per DU	n/a
Attached Single-Family Unit	1.5 per DU	2 per DU
Group Home	0.5 per bed	1.5 per bed
Correctional Group Home	0.5 per bed	1.5 per bed
<i>Lodging Uses</i>		
Conventional Lodging	0.6 per LU	2 per LU
Campground	1 per campsite + 1 per 7.5 campsites	2 per campsite + 1 per 7.5 campsites
<u>Transitional Housing</u>	<u>1.5 per DU</u>	<u>n/a</u>
<u>Permanent Supportive Housing</u>	<u>1.5 per DU</u>	<u>n/a</u>
<i>Institutional Uses</i>		
Assembly	Independent Calculation	
Daycare Center	0.5 per employee	1 per employee
School	Independent Calculation	
Emergency Services	Independent Calculation	
<i>Commercial Uses</i>		
Office	1.5 per 1,000 sf	4 per 1,000 sf
Retail	3 per 1,000 sf	6 per 1,000 sf
Service	2 per 1,000 sf	4 per 1,000 sf
Restaurant/Bar	5 per 1,000 sf	20 per 1,000 sf
Mobile Food Vendor	Independent Calculation	
Heavy Retail/Service	2 per 1,000 sf + 3 per repair bay + 1 per wash bay	6 per 1,000 sf + 3 per repair bay + 1 per wash bay
Storage	1 per 10 storage units + 1 per employee	1 per 10 storage units + 1 per employee
Nursery	2 per 1,000 sf + 1 per 4,000 sf outdoor display area + 1 per employee	2 per 1,000 sf + 1 per 4,000 sf outdoor display area + 1 per employee
Battery Exchange Station	Independent Calculation	
Marijuana Business	3 per 1,000 sf	6 per 1,000 sf
Sexually Oriented Business	3 per 1,000 sf	6 per 1,000 sf
<i>Amusement and Recreation</i>		
Amusement	3 per 1,000 sf	5 per 1,000 sf

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Outdoor Recreation	Independent Calculation	
Developed Recreation	Independent Calculation	
<i>Industrial Uses</i>		
Craft Food Production	Independent Calculation	
Light Industry	0.5 per employee + 1 per company vehicle	1 per employee + 1 per company vehicle
Heavy Industry	0.5 per employee + 1 per company vehicle	1 per employee + 1 per company vehicle
Disposal	1 per employee	1 per employee
<i>Transportation and Infrastructure Uses</i>		
Parking	n/a	n/a
Utility Facility	1 per employee + 1 per stored vehicle	1 per employee + 1 per stored vehicle
Sewer Facility	1 per employee + 1 per stored vehicle	1 per employee + 1 per stored vehicle
Wireless Telecommunications Facility	1 per employee + 1 per stored vehicle	1 per employee + 1 per stored vehicle
<i>Accessory Uses</i>		
Accessory Dwelling Unit	1 per DU	2 per DU
Bed and Breakfast	0.75 per LU	1.5 per LU
Home Occupation	n/a	n/a
Home Business	1 per employee	1 per employee
Drive-Up Facility	n/a	n/a
Home Daycare	1 per employee	1 per employee
Battery Charging Station	n/a	n/a
<i>Temporary Uses</i>		
Yard Sale	n/a	n/a
Christmas Tree Sales	1 per 1,000 sf outdoor display area + 1 per employee	1 per 1,000 sf outdoor display area + 1 per employee
Farm Stand	5 per 1,000 sf display area	5 per 1,000 sf display area
Temporary Real Estate Sales Office	2	4
Temporary Shelter	2 per DU	2 per DU
Temporary Gravel Processing	1 per employee	1 per employee

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1. *Administrative variance.* The community development director may establish a lesser parking requirement pursuant to the procedure for administrative variances outlined in TMC Sec. 100.50.080. based on information from reliable sources that demonstrates a lesser standard is workable due to anticipated parking demand and alternative transportation services available.
2. *Change of use.* An applicant for a change of use shall only be required to additionally provide the difference between the parking requirement of the existing use and proposed use, regardless of the actual parking that exists.
3. *Historic preservation overlay.* Nonresidential uses located in the historic preservation overlay may be exempt from the requirement to provide parking.

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B. *Shared parking.* If two or more uses occupy a site or structure, the required parking, queuing and loading shall be the additive total for each individual use unless the community development director determines uses are compatible for sharing parking based on the following standards.

1. *Residential and nonresidential uses.* A percentage of the parking spaces required for nonresidential uses may be considered shared with on-site residential uses in accordance with the table below, and the extent to which:
 - a. The residential use provides on-site employee housing; and
 - b. The location and design of the development enhances the shared parking function.

Percentage of Nonresidential Parking Spaces that May Be Shared	
Nonresidential Use	Residential Use
Retail	25%
Office	75%
Restaurant/Bar	20%
Service	25%
All Industrial	75%
Other Nonresidential	20%

2. *Other compatible uses.* Notwithstanding the standard percentages established in the table above, reductions in total parking requirements between and among any uses may be granted in one or more of the following circumstances:
 - a. When it is intended that patrons frequent more than one use in a single trip (example: lodging and restaurant)
 - b. When operating hours are substantially different (example: movie theater and office)
 - c. When peak trip generation characteristics are substantially different (example: lodging and retail)

C. *Required disability parking.* Disability parking requirements defer to the adopted building code.

D. *Required bicycle parking.* All nonresidential uses must provide on-site parking spaces for use by non-motorized vehicles.

1. *Standard.* One bicycle parking space must be provided for every 10 vehicle spaces required.
2. *Required facilities.* Bicycle parking requirements must be fulfilled through the installation of lockers, racks, or equivalent structures in or upon which a bicycle may be locked by the user. All racks must be securely anchored to the ground or building surface. Racks must be designed to accommodate U-shaped locks.
3. *Location.* Bicycle parking must be located in a clearly designated, safe and convenient location. A safe parking location is defined as a location whereby activity around bicycle parking is easily observable, conveniently located to the bicyclist's destination, and adequately separated from motor vehicles and pedestrians. Surfaces around bicycle parking facilities must be maintained and mud free.

E. *Required loading.* A structure, or a complex of structures, that contains uses requiring deliveries or shipments must provide loading facilities. The loading facilities must be designed so as not to interfere with any emergency or disability access. An application must address how the specific loading needs of the proposed use are being addressed.

F. *Required queuing spaces.*

1. *Heavy retail/service.* Heavy retail services must have at least 2 queuing spaces per wash bay.

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2. *Drive-up facility.* Drive-up facilities must have at least three queuing spaces per service lane.

(Ord. No. 881, § 40, 9-26-2017)

108.50.030. Location of required parking.

- A. *On-site, off-street.* Unless a shared parking agreement is approved, all parking spaces, aisles, and turning areas must be located off-street and entirely within the boundaries of the land served.
- B. *Off-site, off-street.* Required parking may be provided off-site with the approval of a shared parking agreement. The off-site parking must be within 1,000 feet of the use it serves as measured along an established pedestrian route. A deed restriction may be required to ensure the off-site parking is permanent.
- C. *Off site, on-street.* Required parking may be provided on the street if allowed in the zone. See the zone-specific standards found in Chapter 106.30 through Chapter 106.50 for more information.
- D. *Parking areas must not encroach.* Off-street parking spaces, aisles, and turning areas must not encroach on any road or other public right-of-way. Parked vehicles must not encroach into any road or public right-of-way.

(Ord. No. 881, § 40, 9-26-2017)

108.50.040. Maintenance of off-street parking and loading.

- A. *General.* All off-street parking and loading areas shall be maintained adequately for all weather use and be properly drained.
- B. *Storage prohibited.* Off-street parking spaces shall be available for parking operable passenger automobiles of the residents, customers, patrons, and employees of the use for which they are required by this chapter. Storing inoperable vehicles or materials, or parking delivery trucks in such spaces shall be prohibited.
- C. *Display of vehicles for sale.* Vehicles shall not be displayed for sale in nonresidential parking areas except licensed bona-fide automobile dealerships. This does not apply to casual display by vehicle owners who are employees or patrons present on the premises at the times of such display.

(Ord. No. 881, § 40, 9-26-2017)

108.50.050. Off-street parking and loading design standards.

All off-street parking and loading facilities shall meet the following design standards:

- A. *Surface and drainage.*
 - 1. *Paving required.*
 - a. Outdoor, off-street parking and loading areas, aisles and access drives must be paved, except parking areas, aisles and access drives for detached single-family units, which may be gravel.
 - b. The community development director may approve another surface pursuant to the procedure for administrative variances outlined in TMC Sec. 100.50.080. The community development director must find, based on information from reliable sources, that an alternative surface is warranted and appropriate.

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2. *Paving standards.* Paved parking and loading areas, aisles and access drives shall be paved with concrete, grasscrete, paving blocks, asphalt, or another durable surface.
 3. *Landscape islands.* Parking lots shall include landscaped islands to avoid large expanses of asphalt and shall be screened from off-site, or their view substantially filtered by vegetation.
 4. *Compaction and drainage.* Parking and loading areas, aisles, and access drives shall be compacted and paved or surfaced in conformity with applicable specifications to provide a durable surface, shall be graded and drained so as to dispose of surface water runoff without damage to private or public land, roads, or alleys, and shall conform with any additional standards for drainage prescribed by these LDRs, or other applicable regulations and standards.
- B. *Access and circulation standards.*
1. *Unobstructed access.* Each required parking space must have unobstructed access from a road or alley, or from an aisle or drive connecting with a road or alley except for approved tandem parking.
 2. *Tandem parking.* Tandem parking (one vehicle parking directly behind another) is not permitted, and shall not be credited toward meeting any parking requirement of this chapter except for residential uses not exceeding four units on one lot, provided that the tandem parking spaces are assigned to the same residential unit.
 3. *Backing onto roads and public streets prohibited.* Except for parking facilities serving detached single-family residential lots and parking facilities accommodating four or fewer vehicles, all off-street parking spaces must open directly onto a parking aisle and be designed so that it will not be necessary for vehicles to back out into any road or public street.
 4. *Traffic interference prohibited.* All off-street parking and loading facilities must be designed with access to a street or alley in one or more locations that cause the least interference with traffic movements.
 5. *Nonresidential use access drive width.* Access drives to nonresidential uses shall have a minimum width of 12 feet for drives posted as one-way or 24 feet for two-lane drives.
 6. *Access drive intersections.* Intersections of parking lot aisles shall be at least 40 feet from a curb cut.
- C. *Parking facility dimensions.*
1. *Parking space dimensions.*
 - a. *Width.*
 1. *Standard parking space.* A parking space shall be nine feet in width.
 2. *Compact parking space.* A compact parking space shall be at least eight and one-half feet in width.
 - b. *Length.*
 - i. *Standard parking space.* A standard parking space shall be 18 feet in length.
 - ii. *Compact parking space.* A compact parking space shall be at least 15 feet in length.
 - iii. *Overhang with wheel stop.* The length of parking spaces may be reduced by two feet, including the wheel stop, if an additional two feet of length is provided for the front overhang of the car. The overhang must not reduce the width of an adjacent walkway to less than four feet in width.

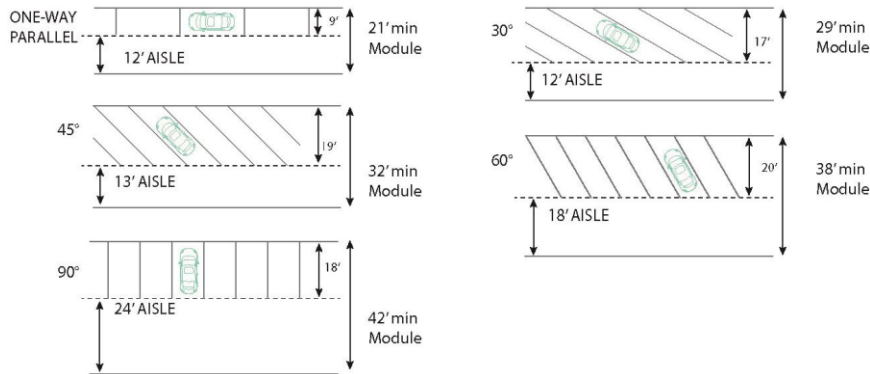
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(Supp. No. 5)

- iv. *Alley access.* Any parking space accessed directly from any alley shall have a minimum length of 22 feet.
 - v. *Parallel parking space.* All parallel parking spaces shall have a minimum length of 22 feet.
- c. *Vertical clearance.* Parking spaces shall have a vertical clearance of at least seven feet.
2. *Parking module dimensions.* The table below specifies the minimum widths for parking rows, aisles, and modules. The figures below illustrate the standards.

Minimum Dimensions for Parking Modules					
	Spacing Angle				
	Parallel	30°	45°	60°	90°
Single Row of Parking					
Parking Space Depth	9'	17'	19'	20'	18'
Drive Aisle Width	12'	12'	13'	18'	24'
Total Module Width	21'	29'	32'	38'	42'
Two Rows of Parking					
Parking Space Depth	9'	17'	19'	20'	18'
Drive Aisle Width	12'	12'	13'	18'	24'
Total Module Width	30'	46'	51'	58'	60'

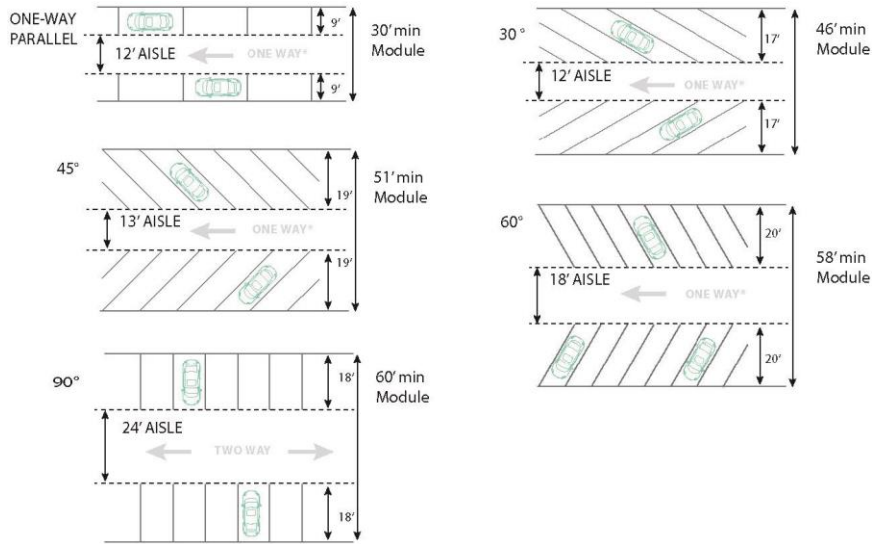
Single Row of Parking



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Two Rows of Parking



3. *Gravel area dimensions.* The minimum size of a gravel parking area shall be ten percent larger than required of a paved area.
4. *Queuing space design standards.* Queuing spaces shall be a minimum of 20 feet in length and ten feet in width. All required queuing must be contained onsite, must not encroach into any public right-of-way, and must not be designed so as to block entry or exit from other on-site parking.

(Ord. No. 881, § 40, 9-26-2017)

CHAPTER 108.60. PERFORMANCE STANDARDS

108.60.010. In general.

- A. *Purpose and intent.* Performance standards address the operational aspects of a use or activity and its impact on other adjacent uses, the community, and the public. The intent of these performance standards is to protect public health and general welfare and minimize the adverse impacts a use or activity may have on nearby properties and uses.
- B. *Operator responsibility.* The operator/proprietor of a permitted use or activity is responsible for providing reasonable evidence and technical data to demonstrate that the use or activity is or will be in compliance with the standards of this chapter.
- C. *Compliance required.* The operator/proprietor must comply with the standards of this Chapter whether or not the city requires the operator/proprietor to submit evidence and technical data demonstrating compliance.

(Ord. No. 881, § 41, 9-26-2017)

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108.60.020. Outdoor storage.

- A. *Recreational vehicles.* Storing or parking recreational vehicles or sporting vehicles on a residential property is allowed subject to the following standards:
1. Recreational and sporting vehicles must not be stored on a noncontiguous lot where no residential use exists.
 2. No more than two recreational and/or sporting vehicles or equipment may be stored outside on residential property.
 3. Recreational vehicles and equipment must be screened from view of surrounding neighbors to the maximum extent feasible.
 4. Recreational and sporting vehicles must not be used as a dwelling.
 5. Recreational and sporting vehicles must be stored on a parking pad or in the driveway of the residence. The vehicle must not be located within the public right-of-way.
 6. The parking pad must have a durable surface.
- B. *Outdoor storage areas and yards.* Outdoor storage areas and yards may be allowed in nonresidential and special purpose zones subject to the following standards:
1. Outdoor storage areas and yards must be paved with asphalt or concrete, including contractor storage yards and areas where vehicles or heavy equipment will be parked or stored.
 2. Non-vehicle storage areas such as those for materials may utilize alternative surface materials if the following standards are met:
 - a. A plan is submitted and approved showing paved and unpaved portions of the outdoor storage area and yard; and
 - b. Hazardous materials must not be stored or used in unpaved areas.
 3. The storage area must be screened and fenced, consistent with Section 108.30.140.K.
- C. *Shipping containers and compartments.* Shipping containers and compartments are manufactured corrugated metal containers originally designed to hold cargo on trucks, trains or ships. The containers are usually eight feet wide and 20 to 40 feet long.
1. *Temporary construction storage allowed in all zones.* Shipping containers may be used for temporary storage of materials and equipment while construction of subdivision improvements or a building occurs. The shipping container must be removed prior to any required final inspection or certificate of occupancy.
 2. *Where allowed.*
 - a. *Residential zones.* Shipping containers may be placed, stored, or used in the residential zones with approval of a zoning determination. The total floor area of all shipping containers must not exceed 320 square feet.
 - b. *Industrial zone.* Shipping containers may be placed, stored, or used in the industrial zone.
 - c. *All Other zones.*
 - i. One shipping container may be placed, stored, or used per development site in all other zones.

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- ii. Additional shipping containers may be allowed with approval of a zoning determination. The applicant must demonstrate that all screening, setback, and parking requirements can be met and that the shipping containers will not have a negative impact on adjacent properties.
- 3. *Setbacks required.* All approved shipping containers allowed under subsection C.2. above must meet the setback requirements of the zone in which it is located.
- 4. *Shipping containers as building material.* This section does not prohibit use of shipping containers as a building material, provided the resulting structure complies with all applicable provisions of the development regulations and the building code.

(Ord. No. 881, § 41, 9-26-2017)

108.60.030. Refuse and recycling.

Trash and recycling enclosures shall be provided for all nonresidential uses and multi-family developments of five or more units. Enclosures must:

- A. Be of similar material and color to the building;
- B. Be entirely enclosed with the side facing the street or alley to be a gate whenever feasible;
- C. Provide adequate space for recycling as determined by the city; and
- D. Be consolidated wherever possible.

(Ord. No. 881, § 41, 9-26-2017)

108.60.040. Noise.

- A. The provisions of TMC Section 8.72, motor vehicle public disturbance and public nuisance noise, apply.
- B. Frequent, repetitive or continuous sounds emanating from any use or facility must not exceed 75 decibels at the property line. Transportation facilities and temporary construction work are exempt from this requirement.
- C. If the code enforcement officer determines or has reason to believe that noise levels are being exceeded, the owner and/or operator of a use or facility must provide noise reading data for noise levels at all property lines.

(Ord. No. 881, § 41, 9-26-2017)

108.60.050. Vibration.

Vibrations that are discernible without instruments at the property line are prohibited.

(Ord. No. 881, § 41, 9-26-2017)

108.60.060. Odors.

Emission of odorous gases or other odorous matter released from any operation or activity in such quantities so as to be obnoxious beyond the property lines is not permitted. The odor threshold is defined as the concentration in the air of a gas or vapor that evokes a response in the human olfactory system.

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(Ord. No. 881, § 41, 9-26-2017)

108.60.070. Light and glare.

Direct or reflected light or glare that is visible beyond the property lines or skyward shall be prohibited.

(Ord. No. 881, § 41, 9-26-2017)

108.60.080. Radioactivity and electrical disturbances.

The regulations of the Federal Occupational Safety and Health standards apply for all radioactivity and electrical disturbances unless local codes and ordinances supersede this federal regulation.

(Ord. No. 881, § 41, 9-26-2017)

Chapter 8. Climate

The current and future health of natural systems in Tenino is key to ensuring the broader health of the community. Tenino's open spaces, trees, water, air quality, and scenic views are central to making it a remarkable place to live, work, and visit.

Pacific Northwest communities are already experiencing the economic and health impacts of changes to climate patterns, including warming temperatures, changes in rainfall, and reduced snowpack. Without coordinated and ambitious climate mitigation across the globe and climate adaptation at the local level, the impacts of climate change will undoubtedly worsen in the future. In recent years, Tenino has experienced firsthand a shift in the weather patterns impacting the Pacific Northwest, most notably with the increase in extreme temperature events and poor air quality. While there is no delusion that the relatively small actions of a small city like Tenino will solve the issues faced by the world, we can do our part and serve as a positive example for our community and fellow local governments. The City is committed to implementing the goals and policies in this Climate Element to safeguard our natural systems and mitigate the impacts of greenhouse gas emissions to create a more resilient Tenino.

What is climate change?

While weather is what we experience on a day-to-day basis, climate describes average weather conditions over a long period of time. As the climate changes, extreme weather conditions, such as extreme heat and precipitation, become more frequent and severe. Climate change is the result of increasing concentrations of greenhouse gases (GHGs) within our atmosphere. GHGs such as carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O) create a greenhouse effect, trapping heat within the atmosphere and causing the gradual increase of global average temperatures. Human activities, such as driving and heating or cooling homes and businesses, emit large amounts of GHGs due to the combustion of fossil fuels.

Climate Change in Tenino

Climate change represents an ever-increasing threat to the health and well-being of residents in the City of Tenino and beyond. GHG emissions from travel, energy for our homes and buildings, and land use within our community are changing our climate in ways that put the community at risk. Projected changes in temperature, snowpack, severe storms, and wildfire risk threaten Tenino's infrastructure, economy, natural resources, and public health.

Tenino is experiencing climate impacts such as extreme heat, drought, and extreme precipitation. These changes lead to an increase in frequency and severity of natural disasters such as heat waves and flooding. Tenino already experiences these impacts through extreme weather events such as record-breaking heat waves and poor air quality days caused by wildfire smoke. These impacts are harmful to the natural environment, critical resources, and the overall health of our community.

Who and what are most vulnerable?

Tenino's critical water resources—including the Scatter Creek—are vulnerable to flooding, summer low flows, water quality impairment, and loss of suitable habitat for local wildlife and fish. Certain areas in Tenino may be

at increased risk for landslides with changes in rainfall. Agricultural lands adjacent to Tenino are particularly susceptible to drought and the associated economic impacts.

Conditions and Trends

Greenhouse Gas Emissions

Burning fossil fuels to support transportation and energy needs, solid waste decomposition, and other human led activities are the primary sources of increasing greenhouse gas (GHG) emissions in the atmosphere. These gases trap heat, warming the planet which directly contributes to climate change and increases related risks. Tenino is joining Thurston County cities, and communities around the world, in analyzing their carbon footprint and identifying strategies and actions that will reduce the City's GHG emissions.

Community Resilience

Climate resilience is the capacity of a community to anticipate, prepare for, respond to, and recover from hazardous climate-related events. For this jurisdiction, building resilience requires addressing a range of environmental hazards that threaten public health, infrastructure, and economic stability. Due to its significant agricultural land and ecosystems that depend on consistent water availability, drought poses a major threat—reducing crop yields, degrading natural habitats, and straining water resources. Similarly, extreme heat events are becoming more frequent and dangerous, especially as many local structures lack proper insulation and air conditioning, and there is currently no designated cooling shelter to protect vulnerable populations during heat emergencies.

Extreme precipitation also presents a serious concern, as the jurisdiction's location within a valley often traps rainfall, overwhelming stormwater systems and increasing the risk of infrastructure damage and erosion. Compounding this issue is the area's flat, low-lying topography, which contributes to frequent and prolonged flooding that can disrupt daily life, damage property, and delay recovery efforts. Additionally, the wooded and agricultural character of the jurisdiction creates a high wildfire risk, particularly during dry years when vegetation becomes highly flammable. These wildfires endanger lives, property, and air quality, while placing added stress on emergency services.

To enhance climate resilience, the jurisdiction must integrate hazard-specific adaptation strategies into planning efforts. These include improving water management infrastructure, retrofitting buildings for extreme temperatures, expanding stormwater capacity, implementing land use policies that reduce flood risk, and enhancing wildfire prevention and response. By addressing these vulnerabilities through proactive planning, the community can better protect its residents, sustain its natural and agricultural assets, and ensure long-term environmental and economic stability in the face of a changing climate.

Challenges and Opportunities

The jurisdiction faces growing climate-related pressures that impact public health, infrastructure, natural resources, and economic stability. While these challenges are significant, they also present opportunities to implement proactive strategies that build long-term resilience. By addressing key vulnerabilities and investing in adaptive infrastructure, the jurisdiction can better prepare for future climate conditions and protect the well-being of its residents and environment.

Key Challenges

The following key challenges have been identified as priority climate hazards for the City of Tenino

- **Drought vulnerability** due to reliance on water-intensive agriculture and sensitive ecosystems.
- **Increasing extreme heat events** impacting residents in poorly insulated or non-air-conditioned buildings, with no public cooling shelters currently available.
- **Extreme precipitation** frequently overwhelms local drainage systems due to the jurisdiction's valley geography, increasing the risk of erosion and infrastructure damage.
- **Flooding** in flat, low-lying areas leads to regular disruptions and slow recovery.
- **High wildfire risk** from drought-affected vegetation in wooded and agricultural areas, with limited fire mitigation measures in place.

Opportunities

- **Enhance water conservation and drought resilience** through efficient irrigation, drought-tolerant crops, and water storage systems.
- **Reduce heat vulnerability** by upgrading building insulation, supporting home cooling strategies, and establishing community cooling centers.
- **Improve stormwater infrastructure** to better manage heavy rainfall and prevent overflow in vulnerable areas.
- **Implement flood mitigation strategies**, including land use planning, elevation of critical infrastructure, and increased public awareness.
- **Strengthen wildfire preparedness** through defensible space policies, fuel management programs, emergency response planning, and public education.
- **Integrate climate risk into planning and development**, ensuring new investments consider long-term environmental and community resilience.

By strategically addressing these challenges, the jurisdiction can not only reduce risk but also improve quality of life, support local economies, and protect vital ecosystems for future generations.

Climate Objectives

Challenge	Objectives	Measurable Target	Tool(s)
Drought	Reduce water consumption	15% reduction in municipal and agricultural use by 2030	EPA WaterSense Program: Tools for promoting water-efficient products and public awareness. https://www.epa.gov/watersense NRCS EQIP (Environmental Quality Incentives Program): Technical and financial support for

Drought	Expand water storage capacity	25% increase by 2028	water-saving agricultural practices. https://www.nrcs.usda.gov
Drought	Promote drought-tolerant agriculture	Two (2) demonstration projects by 2026	US Drought Monitor & NOAA's National Integrated Drought Information System (NIDIS): Tools for drought tracking and response planning. https://droughtmonitor.unl.edu
Extreme Heat	Establish cooling infrastructure	1 permanent cooling center by 2026	CDC Heat & Health Tracker: Identifies heat-vulnerable populations and trends. https://www.cdc.gov/climateandhealth/heat.htm
Extreme Heat	Improve building insulation and cooling	30% of public buildings upgraded by 2030	DOE Weatherization Assistance Program (WAP): Funding for low-income home insulation and cooling upgrades. https://www.energy.gov/scep/wap
Extreme Heat	Community education on heat risks	Reach 80% of households by 2027	National Integrated Heat Health Information System (NIHHIS): Heat planning and education resources. https://nihhis.cpo.noaa.gov
Extreme Precipitation	Upgrade stormwater systems	Systems designed for 100-year storms by 2032	EPA Green Infrastructure Wizard (GIWiz): Interactive tool for selecting stormwater solutions. https://www.epa.gov/green-infrastructure/giwiz
Extreme Precipitation	Implement green infrastructure	Install in 3 public spaces by 2027	NOAA Atlas 14: Precipitation frequency data for infrastructure design. https://hdsc.nws.noaa.gov/hdsc/pfds/
Extreme Precipitation	Identify pooling-prone areas	Complete mapping by 2026	FEMA Hazus: GIS-based risk assessment software for flooding and storm events. https://www.fema.gov/flood-maps/tools-resources/hazus
Flooding	Protect critical infrastructure	100% elevated/floodproofed by 2030	FEMA Community Rating System (CRS): Incentivizes flood mitigation with insurance discounts. https://www.fema.gov/national-flood-insurance-program/community-rating-system
Flooding	Regulate floodplain development	Standards enforced for new builds by 2026	National Flood Hazard Layer (NFHL): Interactive FEMA flood maps. https://msc.fema.gov/portal/home
Flooding	Conduct flood risk outreach	Reach 90% of at-risk property owners by 2027	Flood Resilience Checklist (EPA): Helps evaluate and improve local flood preparedness.

			https://www.epa.gov/smartgrowth/flood-resilience-checklist
Wildfire	Create defensible space	100% of public facilities by 2028	Ready, Set, Go! Wildfire Preparedness Program (International Association of Fire Chiefs): Community engagement toolkit. https://www.wildlandfirersg.org NFPA Firewise USA® : Community wildfire risk reduction planning and certification. https://www.nfpa.org/Firewise CAL FIRE's Wildfire Risk Reduction Grants & CWPP Templates : Funding and planning tools for fuel treatment and community engagement. https://www.fire.ca.gov/grants
Wildfire	Increase emergency preparedness	10% annual increase in wildfire drill participation through 2030	
Wildfire	Reduce fire-prone vegetation	Treat 200 acres annually through 2030	

Goals, Policies, and Actions

Greenhouse Gas Mitigation

Agriculture & Food Systems

Goal GG 1: *Ensure that the local agricultural economy – including food and materials producers, distributors, and sellers – is resilient to the impacts of extreme weather and other natural hazards worsened by climate change.*

- Policy GG 1.1** Coordinate with local, regional and state partners to develop and implement a comprehensive strategy to increase water storage for agricultural purposes that will ensure storage has neutral or positive environmental benefits and does not negatively impact fish and other core environmental requirements.
- Policy GG 1.2** Support the local agricultural sector's efforts to adapt to changing climate conditions and capitalize on sustainable business opportunities.
- Policy GG 1.3** Promote environmentally sustainable water-storage and farming practices that help agricultural producers adapt to changing conditions and reduce production losses while balancing ecosystem needs.

Buildings & Energy

Goal GG 2: *Ensure that energy infrastructure – including generation and transmission – is able to accommodate renewable energy opportunities and to withstand and recover quickly from the impacts of extreme weather and other natural hazards worsened by climate change.*

Policy GG 2.1 Plan and build facilities, utilities, and infrastructure projects to avoid or withstand flooding.

Policy GG 2.2 Work with energy utilities to improve the safety and reliability of infrastructure vulnerable to climate change.

Policy GG 2.3 Require new subdivisions to bury electricity transmission lines and associated infrastructure to reduce damage from storms and wildfire ignition risks.

Goal GG 3: *Ensure that buildings are designed and built sustainably to reduce environmental impacts and remain resilient to extreme weather and other hazards worsened by climate change.*

Policy GG 3.1 Adopt fire-resilience standards for new and redeveloped sites in high-risk wildfire areas.

Policy GG 3.2 Develop or modify design standards to integrate exterior building features that reduce the impacts of climate change and increase resilience.

Cultural Resources & Practices

Goal GG 4: *Ensure that cultural resources and practices – including significant historic sites and culturally important traditional foods and natural resources – are resilient to the impacts of extreme weather and other natural hazards worsened by climate change.*

Policy GG 4.1 Protect significant historic sites prone to floods or other hazards worsened by climate change.

Goal GG 5: *Ensure environmental justice by providing all residents an equitable opportunity to learn about climate impacts, influence policy decisions, and take actions to enhance community resilience.*

Policy GG 5.1 Build and support partnerships with community-based organizations with the capacity and relationships to convene diverse coalitions of residents and to educate and empower them to implement climate resilience actions.

Goal GG 6: *Provide emissions-reduction educational workshops, activities, and engagement opportunities, especially those that prioritize equity and underrepresented communities.*

Policy GG 6.1 Partner with schools, libraries, and local organizations to host regular community workshops and attend events to discuss emissions-reduction strategies, including energy efficiency, renewable energy, zero waste living, and clean transportation.

Policy GG 6.2 Ensure all educational materials and events are culturally and linguistically accessible to residents, with particular attention to historically underserved populations.

Ecosystems

Goal GG 7: *Increase tree canopy cover to boost carbon sequestration, reduce heat islands, and improve air quality, prioritizing overburdened communities.*

Policy GG 7.1 Require open space set-asides (such as parks) for new development of multifamily or single-family residential communities.

Policy GG 7.2 Maximize tree canopy coverage in surface parking lots.

Policy GG 7.3 Maintain and manage natural lands (forests, grasslands, wetlands) to maintain or increase their carbon concentrations and avoid conversion of carbon-rich ecosystems.

Emergency Management

Goal GG 8: *Integrate GHG reduction strategies into emergency preparedness, response, recovery, and mitigation efforts to enhance climate resilience and reduce long-term emissions.*

Policy GG 8.1 Encourage emergency management facilities and backup power systems to transition to low-carbon or renewable energy sources.

Policy GG 8.2 Ensure the Local Hazard Mitigation Plan (LHMP) includes specific strategies for GHG reduction and climate-smart emergency response infrastructure.

Policy GG 8.3 Reduce emissions from emergency evacuations and disaster-related transportation through efficient, multimodal, and low-carbon options.

Policy GG 8.4 Develop local resilience hubs powered by renewable energy to serve as cooling/warming centers, communication hubs, and emergency supply distribution points.

Health & Well-being

Goal GG 9: *Improve community health and well-being through strategies that reduce greenhouse gas emissions and support equitable access to clean air, safe housing, active transportation, and healthy environments.*

- Policy GG 9.1** Expand infrastructure and programs that encourage walking, biking, and transit to reduce emissions and improve physical health.
- Policy GG 9.2** Reduce emissions and improve respiratory health by promoting high-efficiency, low-emission home upgrades.
- Policy GG 9.3** Increase tree canopy and access to green space to reduce urban heat, sequester carbon, and support mental and physical well-being.
- Policy GG 9.4** Design all health-related climate mitigation programs to prioritize vulnerable populations most affected by climate and air pollution impacts.

Zoning and Development

Resilience

Agriculture & Food Systems

Goal RE 1: *Ensure that the local agricultural economy – including food and materials producers, distributors, and sellers – is resilient to the impacts of extreme weather and other natural hazards worsened by climate change.*

- Policy RE 1.1** Coordinate with local, regional and state partners to develop and implement a comprehensive strategy to increase water storage for agricultural purposes that will ensure storage has neutral or positive environmental benefits and does not negatively impact fish and other core environmental requirements.
- Policy RE 1.2** Support the local agricultural sector's efforts to adapt to changing climate conditions and capitalize on sustainable business opportunities.
- Policy RE 1.3** Support the local agricultural sector's efforts to adapt to changing climate conditions and capitalize on sustainable business opportunities.

Goal RE 2: *Reduce Greenhouse Gas emissions in rural areas.*

- Policy RE 2.1** Phase out the use of gas-powered landscaping equipment.
- Policy RE 2.2** Promote the sale and use of agricultural supplies, pesticides, fertilizers, and fuels that are not derived from fossil fuels.

Buildings & Energy

Goal RE 3: *Maximize solar access of site design, where practicable, for new solar-ready residential and commercial buildings.*

- Policy RE 3.1** Require solar panels on buildings with large rooftops, as well as within or over parking areas.
- Policy RE 3.2** Install distributed renewable energy generation and battery infrastructure at public facilities to store renewable electricity generated on site and provide emergency power that ensures continuity of operations.

Goal RE 4: *Ensure that buildings use renewable energy, conservation, and efficiency technologies and practices to reduce greenhouse gas emissions.*

- Policy RE 4.1** Require additional net-zero greenhouse gas emission features of all new residential and commercial structures.
- Policy RE 4.2** Maximize renewable energy sources for the supply of electricity and heat to new and existing buildings.
- Policy RE 4.3** Retrofit municipal buildings for energy efficiency.
- Policy RE 4.4** Require all municipal buildings to be powered completely by renewable energy by 2045.

Cultural Resources & Practices

Goal RE 5: *Ensure that cultural resources and practices – including significant historic sites and culturally important traditional foods and natural resources – are resilient to the impacts of extreme weather and other natural hazards worsened by climate change.*

- Policy RE 5.1** Protect significant historic sites prone to floods or other hazards worsened by climate change.

Goal RE 6: *Ensure environmental justice by providing all residents an equitable opportunity to learn about climate impacts, influence policy decisions, and take actions to enhance community resilience.*

- Policy RE 6.1** Build and support partnerships with community-based organizations with the capacity and relationships to convene diverse coalitions of residents and to educate and empower them to implement climate resilience actions.

Ecosystems

Goal RE 7: *Ensure the protection and restoration of streams, riparian zones, estuaries, wetlands, and floodplains to achieve healthy watersheds that are resilient to climate change.*

- Policy RE 7.1** Implement actions identified in restoration and salmon recovery plans to improve the climate resilience of streams and watershed.
- Policy RE 7.2** Increase the climate resilience of native fish species and aquatic ecosystems by reducing the threat of aquatic invasive species (e.g., fish, plants, invertebrates).
- Policy RE 7.3** Restore the structure and function of streams and floodplains to increase habitat resilience for cold-water fish.

Goal RE 8: *Ensure the protection and recovery of ecosystems to provide healthy habitat in a changing climate.*

- Policy RE 8.1** Take inventory of and protect climate refugia and habitat connectivity needs for species under stress from climate change.
- Policy RE 8.2** Ensure no net loss of ecosystem composition, structure, and functions, especially in priority habitats and critical areas, and strive for net ecological gain to enhance climate resilience.

Emergency Management

Goal RE 9: *Develop and maintain local government staff members' technical expertise and skills related to climate change and environmental justice so as to improve communitywide policy implementation, equity, and resilience.*

- Policy RE 9.1** Create evacuation plans and outreach materials to help residents plan and practice actions that make evacuation quicker and safer
- Policy RE 9.2** Provide private forestland owners and residents living in Wildland-Urban Interface (WUI) areas information about fire prevention (e.g., Firewise) practices, and support application of such practices via building code provisions.

Goal RE 10: *Enhance emergency preparedness, response, and recovery efforts to mitigate risks and impacts associated with extreme weather and other hazards worsened by climate change.*

- Policy RE 10.1** Map transportation infrastructure that is vulnerable to repeated floods, landslides, and other natural hazards, and designate alternative travel routes for critical transportation corridors when roads must be closed.

- Policy RE 10.2** Factor climate impacts into the planning of operations and coordination of preparedness, response, and recovery activities among first-responders and partners, including public health, law enforcement, fire, school, and emergency medical services (EMS) personnel.
- Policy RE 10.3** Develop resilience hubs – community-serving facilities that are designed to support residents, coordinate communication, distribute resources, and reduce carbon pollution while enhancing quality of life.
- Policy RE 10.4** Support enhanced data collection for hazard events of all magnitudes to provide fuller understanding of the community’s hazard characteristics – including those affected by climate change.
- Policy RE 10.5** Develop and implement a strategy to expedite management of debris (e.g., downed tree limbs and buildings blocking roads and streams) after a disaster incident to reduce the risks of subsequent fire, flood, injury, and disease vectors.

Health & Well-being

Goal RE 11: *Protect community health and well-being from the impacts of climate change-exacerbated hazards – prioritizing focus on overburdened communities – and ensure that the most vulnerable residents do not bear disproportionate health impacts.*

- Policy RE 11.1** Evaluate and implement habitat reduction and population control for arthropod disease vectors (e.g., mosquitos and ticks) and zoonotic disease reservoirs (e.g., rodents) using integrated pest-management methods.
- Policy RE 11.2** Promote the use of health impact assessments and other tools to address the potential impacts of health, equity, and climate change on vulnerable populations.
- Policy RE 11.3** Enhance emergency preparedness, response, and recovery efforts to mitigate risks and impacts associated with extreme weather and other hazards worsened by climate change.

File Attachments for Item:

8. Public hearing to obtain public comment on the Six Year Transportation Improvement Program from 2026-2031.

RESOLUTION 2025-05

A RESOLUTION OF THE CITY OF TENINO, WASHINGTON ADOPTING THE 2026-2031 SIX-YEAR STREET PLAN PURSUANT TO REVISED CODE OF WASHINGTON § 35.77.010

WHEREAS, the City duly adopted a new Transportation Plan on July 9, 2024; and

WHEREAS, the City's Director of Public Works submitted his recommendation for updating said Transportation Plan with the City's Six-Year Street Plan during a regularly scheduled meeting of the City Council of the City of Tenino, Washington, on August 12, 2025; and

WHEREAS, the City Council conducted Public Hearings on this matter during regularly scheduled meetings of the Tenino City Council on August 12, 2025;

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TENINO WASHINGTON, as follows:

Section 1. Exhibit A is attached hereto, made part hereof, and incorporated herein by reference. Together, this document constitutes the City of Tenino's 2026-2031 Six Year Street Plan.

Section 2. This Resolution, together with Exhibit A, shall be filed with the Director of Highways of the State of Washington with all possible speed.

Section 3. The Tenino Planning Commission shall consider this Resolution during any process aimed at amending the City's current Comprehensive Plan.

ADOPTED by the City Council at a regularly scheduled meeting this 12th day of August, 2025.

David Watterson, Mayor

ATTEST:

Nancy Reddick, Clerk/Treasurer

Approved as to form:

Brent Dille, City Attorney

Six Year Transportation Improvement Program

From 2026 to 2031

Agency: Tenino

County: Thurston

MPO/RTPO: TRPC

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
04	1	Tenino Trail Design Old 99 Tenino City Limits to SR 507 Provide design engineering for the Yelm Tenino Trail (YTT) for feasibility segments G3 and G4, along Old 99 from the west City limits to the intersection of 6th Street with Park Avenue. Project is fully funded with federal funds using Toll Credits as local match.	WA-16022	06/24/25				15		1.800	CE	No

Funding											
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds			
S	PE	2026	TA(R)	225,000		0	0	225,000			
Totals				225,000		0	0	225,000			

Expenditure Schedule							
Phase	1st	2nd	3rd	4th	5th & 6th		
PE	125,000	125,000	0	0	0		
Totals	125,000	125,000	0	0	0		

Six Year Transportation Improvement Program

From 2026 to 2031

Agency: Tenino

County: Thurston

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Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
06	2	Old Hwy 99 West Old Hwy 99 WWTP to City Limits 2" asphalt grind, asphalt overlay	WA-09995	06/24/25				04		1.000		No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2026	STBG(R)	123,995	TIB	71,250	3,750	198,995
P	CN	2027	STBG(R)	702,625	TIB	403,750	21,250	1,127,625
Totals				826,620		475,000	25,000	1,326,620

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	198,995	0	0	0	0
CN	0	1,127,625	0	0	0
Totals	198,995	1,127,625	0	0	0

Six Year Transportation Improvement Program

From 2026 to 2031

Agency: Tenino

County: Thurston

MPO/RTPO: TRPC

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
06	3	Old Military Road Old Military Road Sussex St E to Old Military Road crack seal, and chipseal	WA-09998	06/24/25				05		0.500		No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2026		0	TIB	106,100	79,600	185,700
Totals				0		106,100	79,600	185,700

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	185,700	0	0	0	0
Totals	185,700	0	0	0	0

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required

Six Year Transportation Improvement Program

From 2026 to 2031

Agency: Tenino

County: Thurston

MPO/RTPO: TRPC

Y Inside

N Outside

07	4	WA-09997	06/24/25				05	0.210		No
McClellan St McClellan St Sussex Ave W to Wichman St S widen, install drainage, and chipseal										

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	ALL	2027		0	TIB	47,800	30,300	78,100
Totals				0		47,800	30,300	78,100

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
ALL	0	78,100	0	0	0
Totals	0	78,100	0	0	0

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
07	5	WA-10004 Morning Side Dr Morning Side Dr McClellan St to Morning Side Dr Repair, chipseal, and safety improvements as needed		06/24/25				05		0.050		No

Funding											

Six Year Transportation Improvement Program

From 2026 to 2031

Agency: Tenino

County: Thurston

MPO/RTPO: TRPC

Y Inside

N Outside

Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	ALL	2028		0		0	18,500	18,500
Totals				0		0	18,500	18,500

Expenditure Schedule						
Phase	1st	2nd	3rd	4th	5th & 6th	
ALL	0	18,000	0	0	0	
Totals	0	18,000	0	0	0	

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
06	6	Eureka Street S Old Hwy 99 Sussex Ave E to Park Ave E Widen, repair, chipseal, safety improvements as needed.	WA-10002	06/24/25				04		0.100	EIS	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	CN	2029	STP(US)	37,200		0	0	37,200
Totals				37,200		0	0	37,200

Expenditure Schedule						
Phase	1st	2nd	3rd	4th	5th & 6th	

Six Year Transportation Improvement Program

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CN	0	0	0	37,200	0
Totals	0	0	0	37,200	0

			Federal Funds		State Funds	Local Funds	Total Funds
Grand Totals for Tenino			1,088,820		628,900	153,400	1,871,120