

City of Tenino

149 Hodgen Street South

Tenino, WA 98589

**Planning Commission Meeting
Wednesday, June 12, 2024 at 6:00 PM**

Agenda

CALL TO ORDER

HOUSEKEEPING

1. Agenda Approval

Recommended Action: Motion to approve the agenda as presented.

- [2.](#) Meeting Minutes Approval

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

PUBLIC COMMENT

REPORTS

PUBLIC HEARINGS

UNFINISHED BUSINESS

- [3.](#) Comprehensive plan update

NEW BUSINESS

- [4.](#) Resignation of Commissioner

Recommended Action: Accept the resignation of Alex Murray

ADJOURN

File Attachments for Item:

2. Meeting Minutes Approval

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

**Planning Commission Meeting
Wednesday, May 15, 2024**

Minutes

CALL TO ORDER

Meeting Called to order at 6:00pm

1. Excusal of Commissioner Stenzel Absence

Recommended Action: Approve the excusal.

PRESENT

Commissioner William Rutherford
Commissioner Matthew Rounsley
Commissioner Adam Carney

ABSENT

Commissioner Alex Murray
Commissioner Darnella Stenzel

HOUSEKEEPING

2. Agenda Approval

Recommended Action: Motion to approve the agenda as presented.

Agenda Approval

Recommended Action: Motion to approve the agenda as presented.

Motion made by Commissioner Rounsley, Seconded by Commissioner Carney.

Voting Yea: Commissioner Rutherford, Commissioner Rounsley, Commissioner Carney

3. Meeting Minutes Approval

Recommended Action: Motion to approve 03/13/2024 meeting and public hearing minutes as presented.

Meeting Minutes Approval

Recommended Action: Motion to approve 03/13/2024 meeting and public hearing minutes as presented.

Motion made by Commissioner Rounsley, Seconded by Commissioner Carney.

Voting Yea: Commissioner Rutherford, Commissioner Rounsley, Commissioner Carney

PUBLIC COMMENT

REPORTS

PUBLIC HEARINGS

UNFINISHED BUSINESS

4. Climate Policy Advisory Team Update

Presentation from Reese McMichael from SCJ Alliance.

See attachment.

5. SCJ Alliance Comp Plan update and presentation.

SCJ Alliance Comp Plan update and presentation.

NEW BUSINESS

ADJOURN

Meeting Adjourned 7:57pm

File Attachments for Item:

3. Comprehensive plan update

Tenino Comprehensive Plan Update

Planning Commission

June 12, 2024

Contents

Updated Planning Scenarios

South Tenino

Mima Acres

Infill

Community Vision

Survey

Updated Planning Scenarios

TRPC's Projected Housing Needs (2023)

Total	Income Level (Percent of Area Median Income)								Emergency Housing	
	0-30%		30-50%	50-80%	80-100%	100-120%	120%+	Seasonal/Migrant		
	PSH	Non-PSH								
Housing Units										Beds

2045 Total Housing Unit Need (Sum of 2020 Supply + 2045 Need)

City	1,299	32	97	211	416	197	113	233	0	9
UGA	14	1	2	2	3	2	1	3	0	0

2020 Supply

City	780	0	34	211	416	82	12	26	0	0
UGA	5	0	0	1	3	1	0	0	0	0

2045 Unit Need

City	519	32	62	0	0	115	102	208	0	9
UGA	9	1	2	1	1	1	1	3	0	0

3.

Land Capacity by (Simplified) Income Band

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

Capacity Needs

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

Conceptual Areas for UGA Expansion

- Two conceptual options:
 - South scenario
 - Mima Acres scenario
- Contiguous with Tenino municipal boundaries and existing UGA
- Development potential assumed based on Single Family (SF) Zone
- Cost estimates for each scenario include preparation, erosion control, and water and sewer extensions

South UGA Expansion Scenario

Development capacity

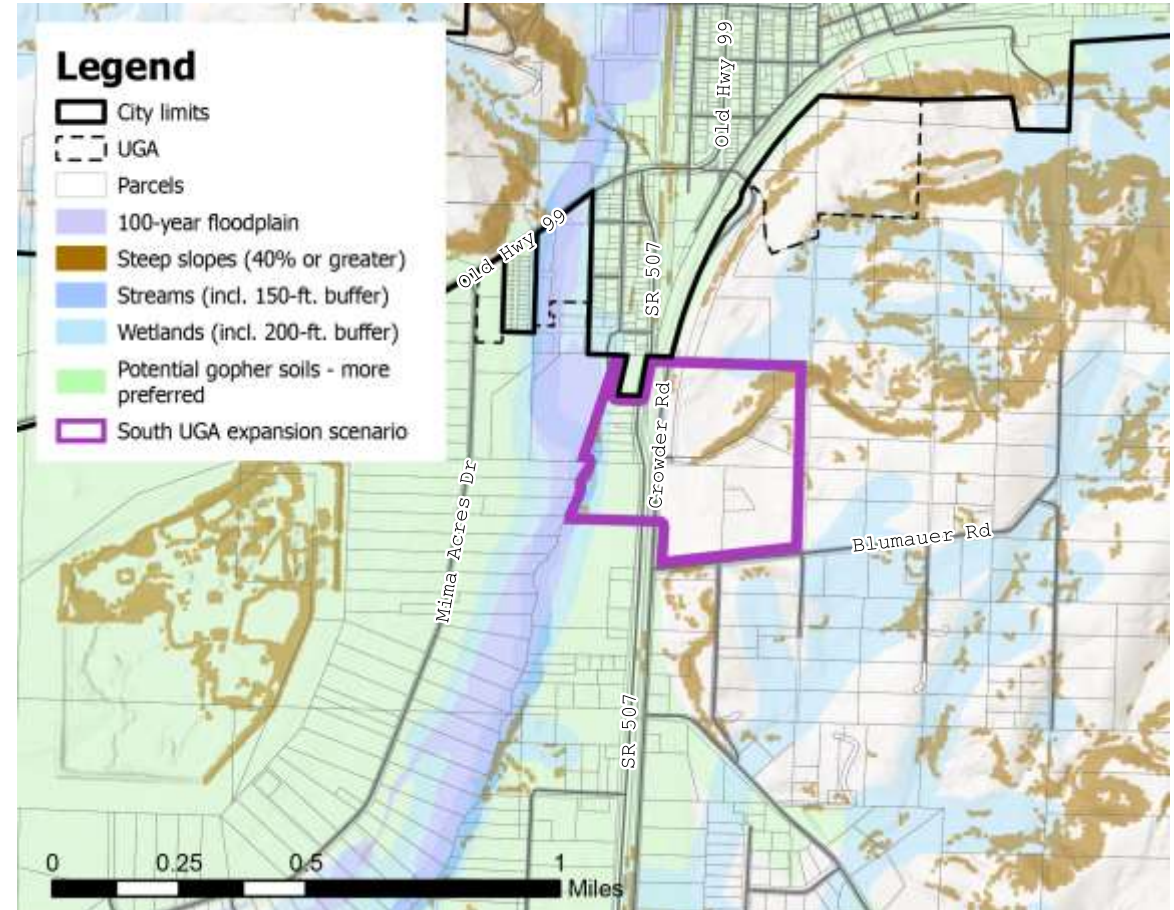
Total area: 123.65 acres

Buildable area: ~ 68 acres

Additional housing units:
~ 350

Estimated cost to extend
utilities and
infrastructure

~\$2.7 million



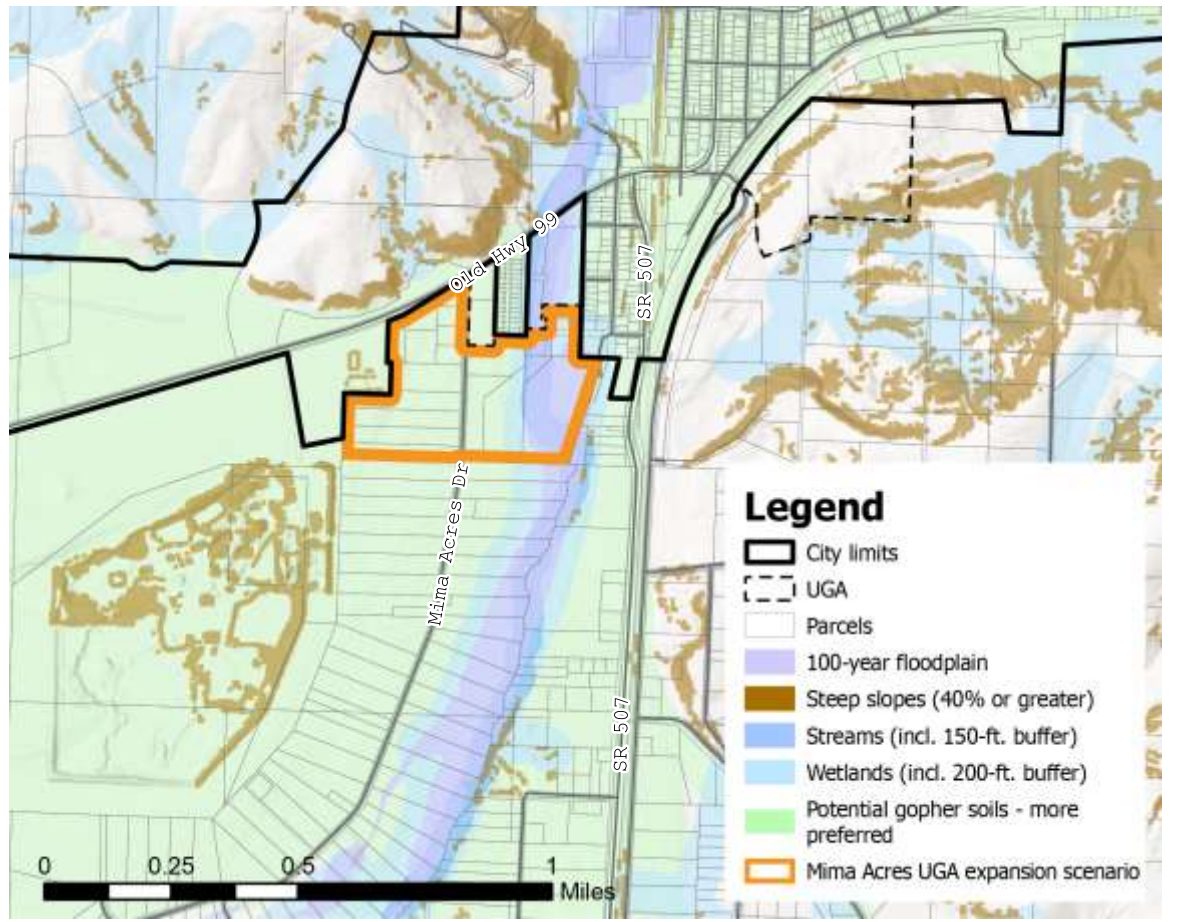
Mima Acres UGA Expansion Scenario

We need to accommodate an additional:

- 198 Moderate-Income Units (80-120% AMI)
- 43 Higher-Income Units (120%+ AMI)

	Zone	Assumed Density	Units Needed	Min. Acres Needed
Moderate-Income Units (80-120% AMI)	SF-D (Moderate-Density)	15 du/acre	198	13.2
Higher-Income Units (120%+ AMI)	SF (Low-Density)	8 du/acre	55*	6.9
TOTAL			253	20.1

* Accounts for the potential loss of 12 single-family homes that currently exist on these parcels (120%+ AMI)



Mima Acres UGA Expansion Scenario

Development capacity

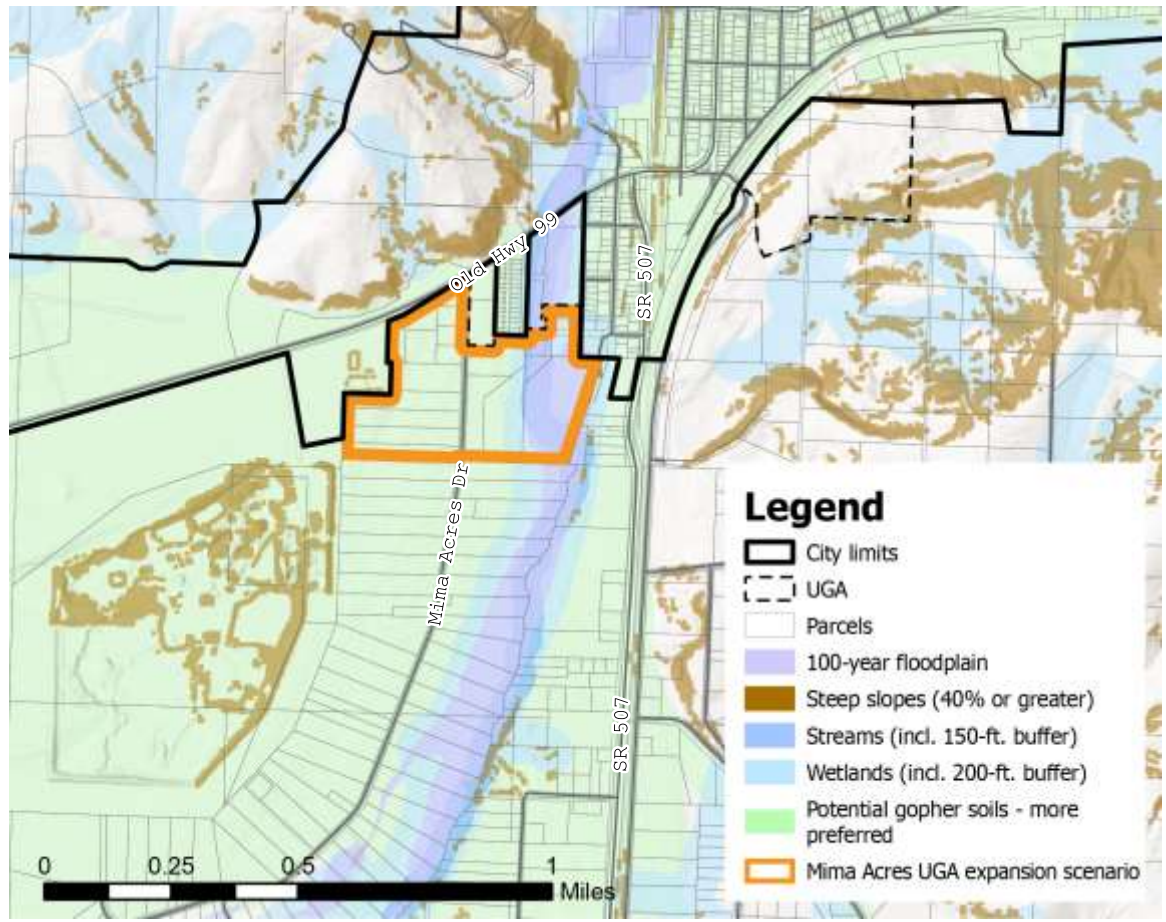
Total area: 54.8 acres

Net buildable area: 28.3 acres¹

¹ After deduction of critical areas, land for future public facilities (5%), ROW/infrastructure (20%), and market factor (15%)

	Zone	Assumed Density	Units Needed	Min. Acres Needed
Moderate-Income Units (80-120% AMI)	SF-D (Moderate-Density)	15 du/acre	198	13.2
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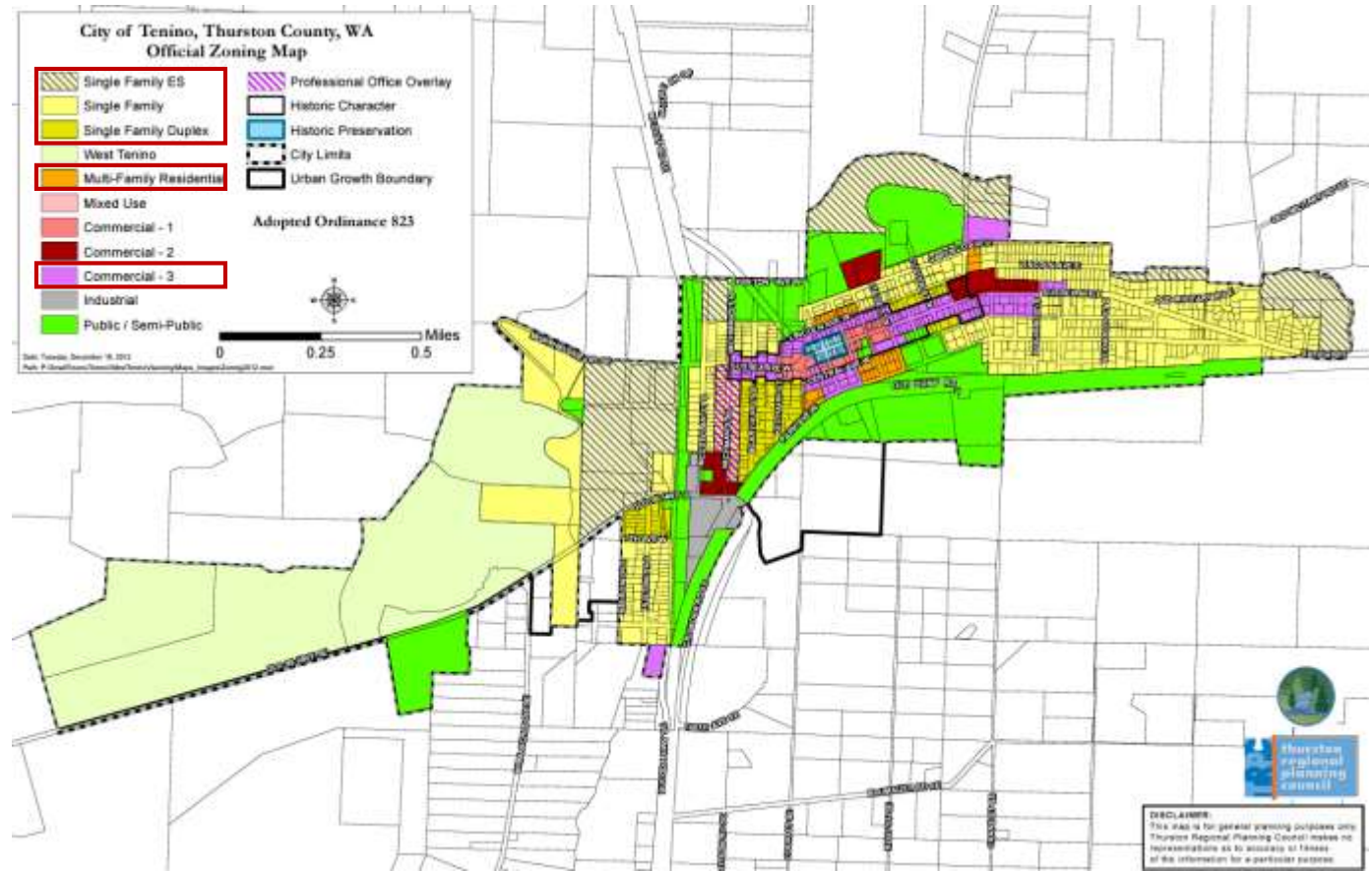
* Accounts for the potential loss of 12 single-family homes that currently exist on these parcels



Infill Approach

Ways to accommodate middle housing in Tenino include:

- **By Right:** amend zoning code to allow certain middle housing types by right or through an administrative use permit
- **Infill Overlay:** Consider allowing duplexes and triplexes in some single-family areas - this can be achieved with an overlay district in certain areas (e.g. closer to downtown)
- **Development Incentives:** Offer incentives and density bonuses to developers who include a certain percentage of middle housing units in their projects
- **Mixed-Use Zoning:** Consider the introduction of a mixed-use zone that allows for a combination of



3.

Infill - Middle Housing Types Currently Allowed

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

Y = Use is allowed outright
 A = Administrative Use Permit required

3.

Infill - Middle Housing Types Potentially Added

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

Y = Use is allowed outright
 A = Administrative Use Permit required
 * = when associated with SF units

A Note on ADUs

- Per HB1337, Tenino MUST allow up to two ADUs per residential lot:
 - Applies to all zoning districts that allow for single-family homes
 - Can be 2 attached, 2 detached, or one of each
 - Applies to lots that meet min. lot size requirements for principal unit
- Additional limitations on regulations for size, locations, occupancy, ROW improvements, etc.

Tenino Estates



- **Current**

- **Characteristics:**

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

- **Potential Capacity:**

- **429 units**
- Assumed rezoned to MF
- Assumed density: 40 du/ac
- Displacement must be mitigated

Community Survey

Community Survey - Vision

- In a few words, what makes Tenino great today?
- What does Tenino need to thrive?
- When you think about the future of Tenino, what comes to mind?

Community Survey - Vision

- How well does this statement reflect your vision for Tenino's future?

In 2045, Tenino is a vibrant small town that celebrates its artisanal history. Our community is integrated with the natural landscape and carefully stewards its resources. Our lively, walkable downtown supports local entrepreneurs and provides the retail, services, and amenities our residents need. Our community is welcoming to all.

Community Survey - Priorities

- What are your top three planning priorities for the next 20 years?
- What do you think are the biggest barriers to accomplishing your priorities?

Potential Planning Priorities:

- Housing options
- Transportation
- Economic development
- Environmental conservation
- Resilience and emergency preparedness
- Parks, recreation, and open space
- Improving infrastructure and services
- Reinforcing

Community Survey - Housing

- Which housing types do you think would fit in with existing neighborhoods?
- What are your biggest concerns related to allowing different housing



Community Survey – Transportation, Infrastructure, and Public Facilities

- How well does Tenino's transportation network meet your needs:
 - As a driver?
 - As a pedestrian or bicyclist?
- What do you think Tenino's transportation system needs?
- How well are you able to access the services you need?
- Are there services or facilities missing in

Community Survey – Climate

- How concerned are you about the potential impacts of climate change in Tenino?
- In your opinion, what are the most critical climate-related risks facing this community?
- What community assets exist in Tenino that should be protected against climate impacts, hazards, and/or natural disasters?

Next Steps

Next Steps

- Meet with TRPC to discuss growth scenarios
- Finalize and distribute community survey
- Begin making policy updates to respond to State laws



Questions?

Increasing Capacity: Middle Housing to Support Infill

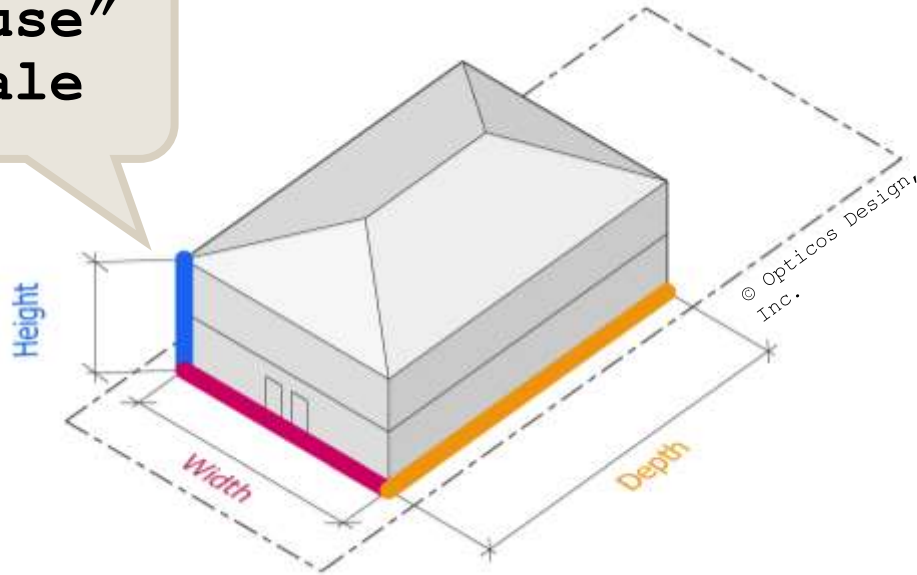
What is Middle Housing?



House-scale buildings with multiple units in residential neighborhoods

"Middle" in Two Ways:

"house"
scale



more
attainab
le

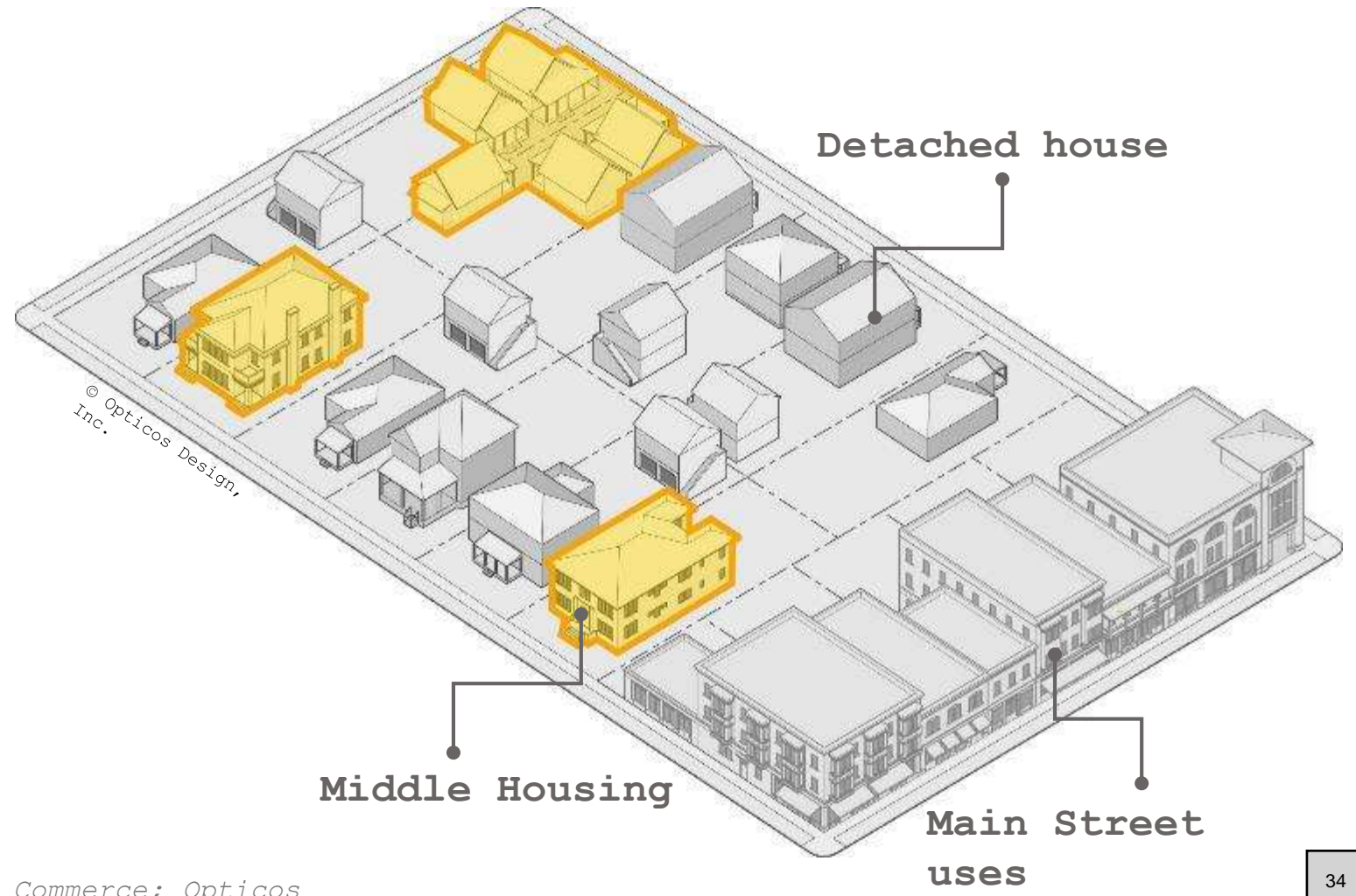


1. A middle form and scale between detached (single-unit) and multi-unit buildings.
2. Deliver attainable housing choices to middle-income families.

What Does Middle Housing Look Like?

• Middle Housing is Gentle Infill

- ✓ Middle Housing is generally "house-scaled" or designed to be compatible with neighborhoods of detached homes
- ✓ Small-scale infill enables existing neighborhoods to grow and evolve to accommodate more diverse housing types



Source: Washington State Department of Commerce; Opticos Design Inc.

Benefits of Middle Housing

Provides Diverse Housing Options

Middle housing includes a variety of options like duplexes, triplexes, fourplexes, townhouses, cottage clusters, and ADUs.

Offers Moderate Density

These housing types provide higher density than single-family homes but lower density than large apartment complexes, maintaining neighborhood scale.

Promotes Affordability

Middle housing promotes affordability by increasing housing supply and providing more affordable options for a broader range of residents.

Encourages Walkability and Sustainability

Concentrating housing in compact, mixed-use neighborhoods can support walking and biking, reducing reliance on cars and preserving green spaces.

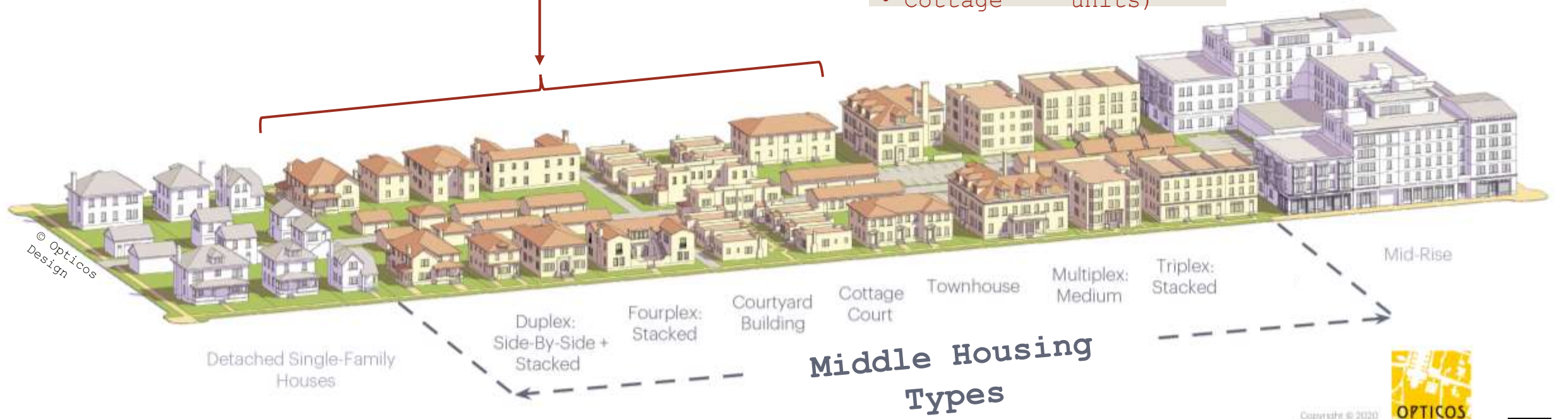
Preserves Neighborhood Character

Well-designed middle housing blends into existing neighborhoods, complementing architectural styles and fostering community identity.

Middle Housing for Tenino

The smaller- to medium-scale middle housing types are appropriately scaled to fit into Tenino's existing residential fabric

- These types include:**
- Duplex
 - Triplex
 - Fourplex
 - Courtyard Building
 - Cottage
 - Court
 - Townhouse
 - Multiplex - Medium (5-8 units)



Source: Washington State Department of Commerce; Opticos Design Inc.

3.

Middle Housing for Tenino - Examples



Duplex Side-by-Side



Duplex Stacked



Triplex Side-by-Side



Triplex Stacked



Fourplex



Courtyard Building



Cottage Housing



Townhouse



Multiplex - Medium

Integrating Middle Housing into Existing Context

Regulatory tools that can be used to ensure middle housing fits into neighborhoods' existing architectural style include:

Zoning Code Updates	Zoning Overlays	Design Guidelines	Preservation Strategies
<p>Ensure Tenino's zoning regulations encourage or require new housing to be compatible with existing architectural context (e.g. allowable building heights, setbacks, roof pitch, etc.)</p> <p>*Note that, per HB 1110:</p> <ul style="list-style-type: none"> - Only administrative design review may be applied to middle housing developments - Design/development standards and environmental review processes for middle housing cannot be more restrictive than those for detached single-family homes 	<p>Consider zoning overlays or district-specific regulations that tailor zoning requirements to the unique context of each neighborhood</p>	<p>Develop clear design guidelines outlining architectural elements, materials, colors, and proportions that align with the neighborhood's existing character</p>	<p>Encourage developers to preserve and redevelop historic structures into middle housing - maintaining architectural integrity while also meeting modern housing needs</p>

File Attachments for Item:

4. Resignation of Commissioner

Recommended Action: Accept the resignation of Alex Murray

Received June 12, 2024 6:14 AM

Dave,

I received your voice message yesterday and appreciate your reaching out. After reflecting, I have come to the conclusion that I don't currently have the time available to fully commit to the planning commission. I also believe its beneficial to have new individuals with new perspectives participate in local government. With those two things in mind, I wish to resign from my position effective immediately.

I have enjoyed my time on the planning commission and have learned much about local government. I appreciate you all and wish the commission the best of luck as they continue to plan toward our future Tenino.

Best
Alex Murray