

City of Tenino

149 Hodgen Street South

Tenino, WA 98589

**Planning Commission Meeting
Wednesday, May 15, 2024 at 6:00 PM**

Agenda

CALL TO ORDER

1. Excusal of Commissioner Stenzel Absence

Recommended Action: Approve the excusal.

HOUSEKEEPING

2. Agenda Approval

Recommended Action: Motion to approve the agenda as presented.

- [3.](#) Meeting Minutes Approval

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

PUBLIC COMMENT

REPORTS

PUBLIC HEARINGS

UNFINISHED BUSINESS

4. Climate Policy Advisory Team Update

- [5.](#) SCJ Alliance Comp Plan update and presentation.

NEW BUSINESS

ADJOURN

File Attachments for Item:

3. Meeting Minutes Approval

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

Planning Commission Meeting Wednesday, March 13, 2024

Minutes

CALL TO ORDER

Commissioner Rutherford convened the meeting at 6:00pm.

PRESENT

Commissioner William Rutherford
Commissioner Darnella Stenzel
Commissioner Matthew Rounsley
Commissioner Adam Carney

ABSENT

Commissioner Alex Murray

HOUSEKEEPING

1. Agenda Approval

Recommended Action: Motion to approve the agenda as presented.

Commissioner Carney requested an amendment to the agenda under new business.

Motion made by Commissioner Stenzel, Seconded by Commissioner Rounsley.

Voting Yea: Commissioner Rutherford, Commissioner Stenzel, Commissioner Rounsley,
Commissioner Carney

Motion passes 4-0

2. Meeting Minutes Approval

Recommended Action: Motion to approve 2/07/2024 meeting and public hearing minutes as presented.

Motion made by Commissioner Rounsley, Seconded by Commissioner Stenzel.

Voting Yea: Commissioner Rutherford, Commissioner Stenzel, Commissioner Rounsley,
Commissioner Carney

Motion passes 4-0

PUBLIC COMMENT

REPORTS**PUBLIC HEARINGS****UNFINISHED BUSINESS**

3. SCJ Presentation: Tenino Housing Needs, Land Capacity Analysis, and Growth Scenarios.

SCJ Alliance Planner Hemsworth presented the attached PowerPoint.

Throughout the Planning Commissioners' discussion, the main points were; remove the north and east scenarios, add Mima acres as a possible scenario. Look at re-zoning Tenino Estates property. No height increases.

NEW BUSINESS

Amended.

Appoint a Planning Commissioner to act as liaison and provide report at City Council Meetings. Commissioner Carney volunteered for the position.

Motion made by Commissioner Rounsley, Seconded by Commissioner Stenzel.

Voting Yea: Commissioner Rutherford, Commissioner Stenzel, Commissioner Rounsley, Commissioner Carney

Motion passes 4-0

ADJOURN

Commissioner Rutherford adjourned the meeting at 7:21pm.

File Attachments for Item:

5. SCJ Alliance Comp Plan update and presentation.

Tenino Housing Needs, Land Capacity Analysis, and Growth Scenarios

Planning Commission

May 8, 2024

Contents

Briefing: Floodplain Regulations Update

Background

Land Capacity Analysis

- TRPC Update

- Methodology

- Constraints

- Existing Capacity

Increasing Capacity

- UGA Expansion

- Middle Housing to Support Infill

Next Steps

Briefing: Floodplain Regulations Update

- Tenino currently **not eligible** for NFIP, **floodplain regulation updates required**
- Process to Date:
 - Updates started in 2022 but were not adopted
 - DOE Community Assistance Call held 3/25
 - Review recommended updates
- Next Steps
 - Review recommendations at City Council
 - Adopt final ordinance
 - Notify property owners

NFIP provides affordable flood insurance for property owners in a special flood hazard area.

NFIP participation makes communities eligible for certain Federal grants and programs.

Background



Land Capacity Analysis – Background



In 2021, the Washington State Legislature passed HB 1220, which requires that counties and cities plan for the housing needs of all income levels.



Cities are required to show that they have sufficient land capacity to accommodate units which will serve the required income levels and that there are not other significant barriers to production of those units.



A full analysis meeting the requirements of HB 1220 will be conducted as part of this comprehensive plan update.

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	

Land Capacity Analysis

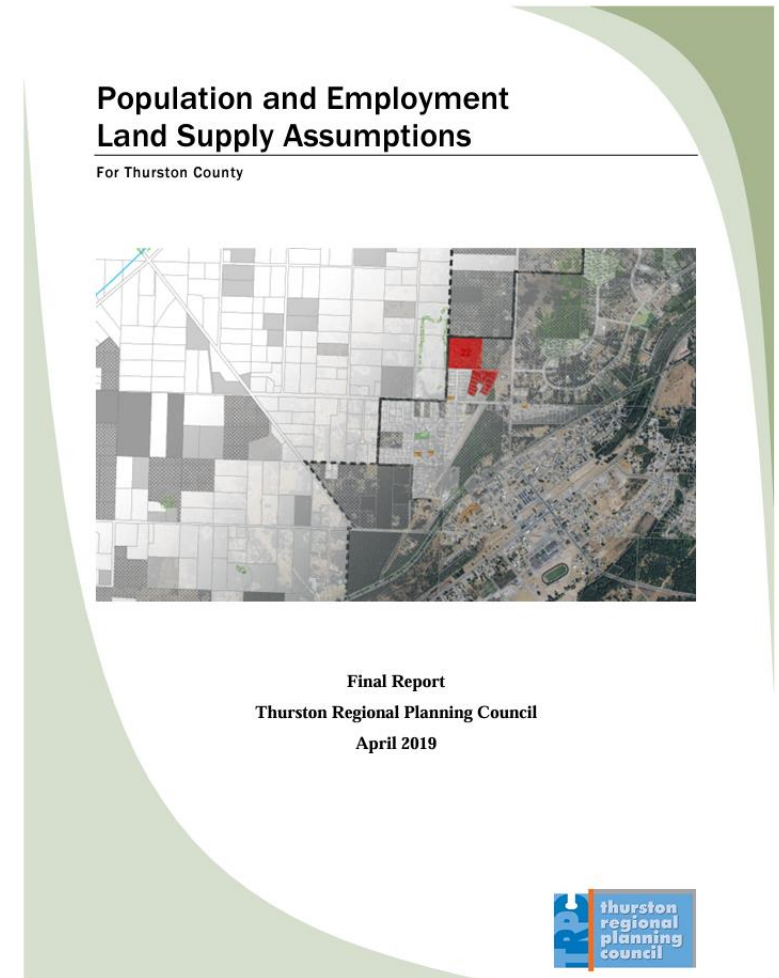
Land Capacity Analysis: TRPC Update

Thurston Regional Planning Council:

- Prepares and facilitates discussion on housing allocations
- Interfaces with Department of Commerce
- Will provide a final Land Capacity Analysis:
 - Preliminary information available end of June/early July
 - Discussion/revisions through late summer
 - Final LCA for all Thurston County jurisdictions in October/November

Land Capacity Analysis: Methodology

- The land capacity analysis followed Commerce guidance, using zoning and land supply assumptions from TRPC's [Population and Employment Land Supply Assumptions](#) (2019)
- Analysis included the following steps:
 - Identify vacant and redevelopable parcels
 - Apply reduction factors
 - Identify land capacity by income band



Land Capacity Analysis – Step 1

Step 1: Identify Vacant and Redevelopable Parcels

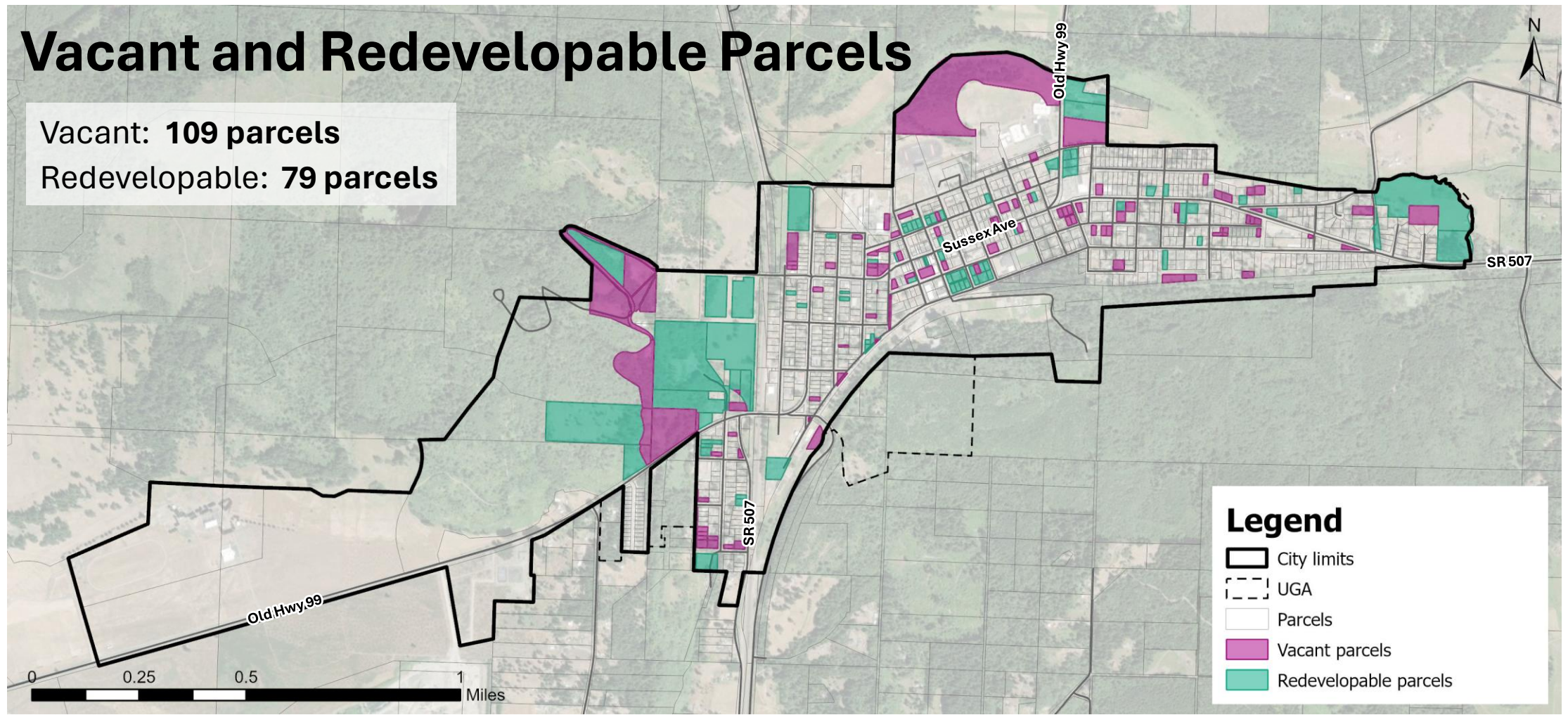
Using Thurston County GIS and assessor's data, parcels in Tenino and its UGA were classified as either **vacant** or **redevelopable**:

- **Vacant parcels:** Parcels of land that have no structures or structures with low valuation (<\$50,000)
 - Vacant land with a designated use (i.e., parks and open space) is considered developed.
- **Redevelopable land:** Developed land that has a strong likelihood for existing development to be replaced with more intensive uses during the planning period. Also includes partially-used parcels – those occupied by a use, but which contain enough land to be further subdivided without rezoning.

Land Capacity Analysis – Step 1

Vacant and Redevelopable Parcels

Vacant: **109 parcels**
Redevelopable: **79 parcels**



Land Capacity Analysis – Step 2

Step 2: Apply Reduction Factors

Critical areas: Critical areas and their buffers are deducted. TRPC's *Population and Employment Land Supply Assumptions* include critical areas and buffer widths to be deducted from Tenino's buildable land supply.

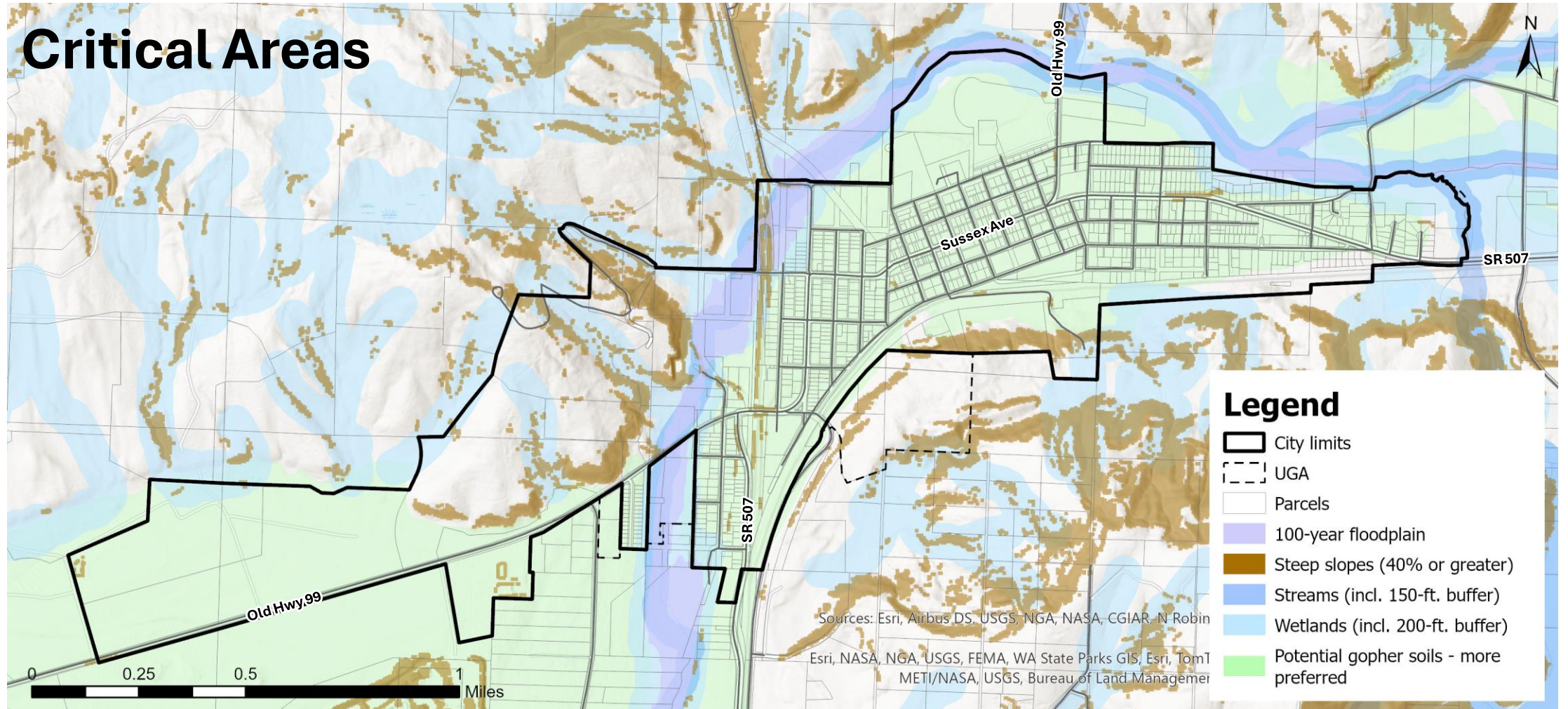
Additional reductions: Reduce the amount of vacant and redevelopable land to account for infrastructure needs. TRPC's assumptions use a reduction factor of 35% for all residential zones in Tenino.

- This accounts for new right-of-way, public space, stormwater facilities, or other dedications.

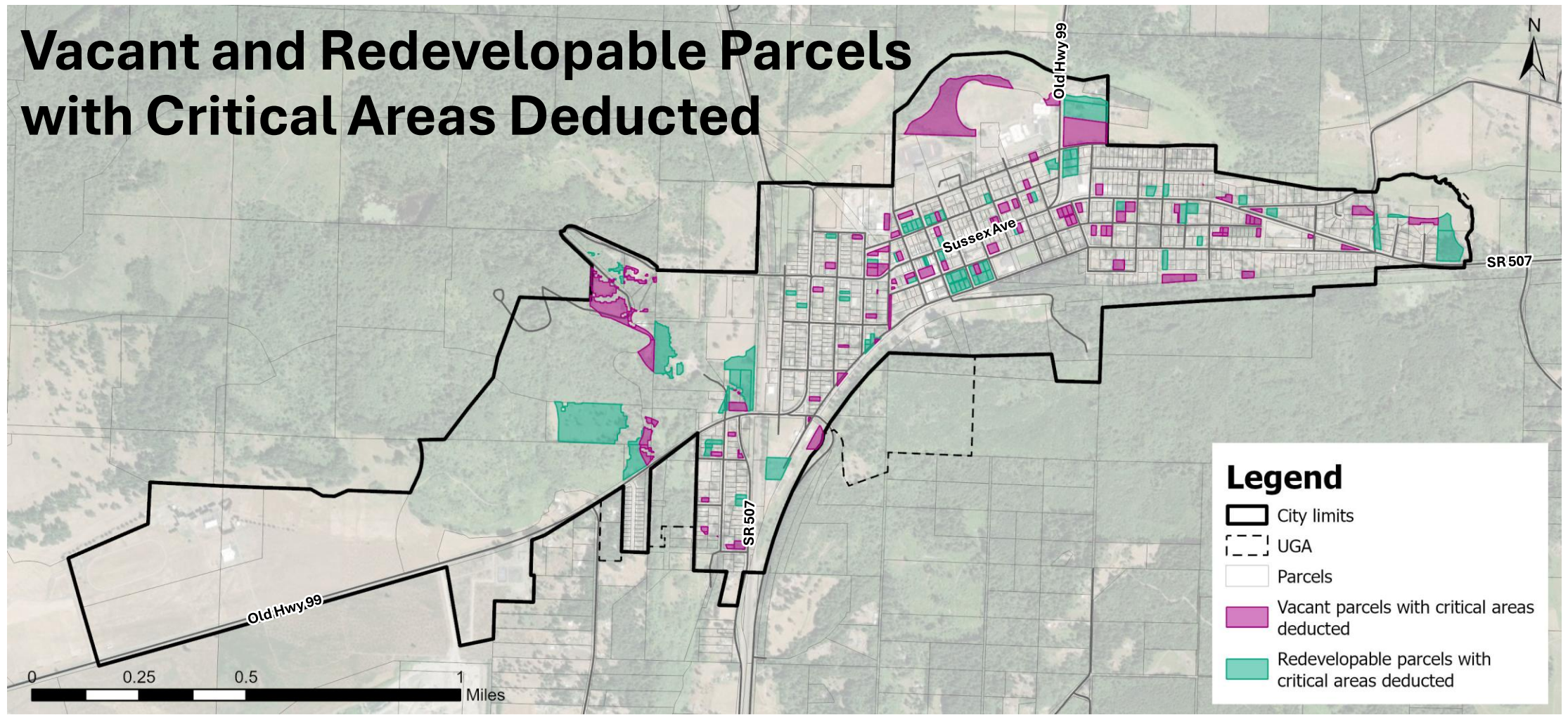
Critical areas and buffer widths deducted from buildable land supply:

- 100-year floodplain
- Steep slopes (40% and greater)
- Wetlands + 200' buffer
- Streams (Type S) + 150' buffer
- Mazama pocket gopher soils, more preferred (10% of soil area added to parcel's critical areas)

Land Capacity Analysis – Step 2



Land Capacity Analysis – Step 2



Land Capacity Analysis – Step 2

Existing Capacity by Zone

Residential Zones

SF-ES	31
SF	137
SF-D	21
MF	104

All residential zones **293**

Commercial/Mixed-Use Zones

C-1	15
C-2	23
C-3	6

All commercial/MU zones **44**

Total **337**

Existing Capacity

Tenino can currently accommodate **337 additional dwelling units** in all zones in which residential development is allowed.

Land Capacity Analysis – Step 3

Step 3: Identify Land Capacity by Income Band

To comply with HB 1220 requirements, the land capacity for future units must be broken down based on the income bands that could be served by those units.

Income Category	Percent of Area Median Income	Equivalent Household Income*
Permanent Supportive Housing Extremely Low-Income	0-30% AMI	Less than \$30,750
Very Low-Income	30-50% AMI	\$30,750 to \$51,250
Low-Income	50-80% AMI	\$51,250 to \$82,000
Moderate-Income	80-100% AMI	\$82,000 to \$102,500
	100-120% AMI	\$102,500 to \$123,000
Higher-Income	>120% AMI	\$123,000 and greater

*2023 HUD estimate for a four-person household

Land Capacity Analysis – Step 3

Step 3: Identify Land Capacity by Income Band

To comply with HB 1220 requirements, the land capacity for future units must be broken down based on the income bands that could be served by those units.

Zone	Housing Types Allowed	Zone Category	Lowest Income Category Served
SF-ES	Single-family	Low Density	Higher-Income (>120% AMI)
SF	Single-family		
SF-D	Single-family, duplex	Moderate Density	Moderate-Income (80-120% AMI)
MF	Single-family, duplex, townhomes, multifamily, group home	High Density	Low-Income (0-80% AMI)
C-1	Townhomes, multifamily, group home		
C-2	Townhomes, multifamily, group home		
C-3	Single-family, townhomes, multifamily, group home		

Land Capacity Analysis – Step 3

Step 3: Identify Land Capacity by Income Band

Based on TRPC’s characterization of Tenino’s existing housing supply by income band, the additional units needed by 2045 can be broken down as follows:

Income Band	2045 Housing Unit Target (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)

Land Capacity Analysis – Conclusion

- We need to plan for:
 - 198 Moderate-Income Units (80-120% AMI)
 - 43 Higher-Income Units (120%+ AMI)
- We need to consider:
 - Permanent Supportive Housing
 - Emergency Beds

Increasing Capacity

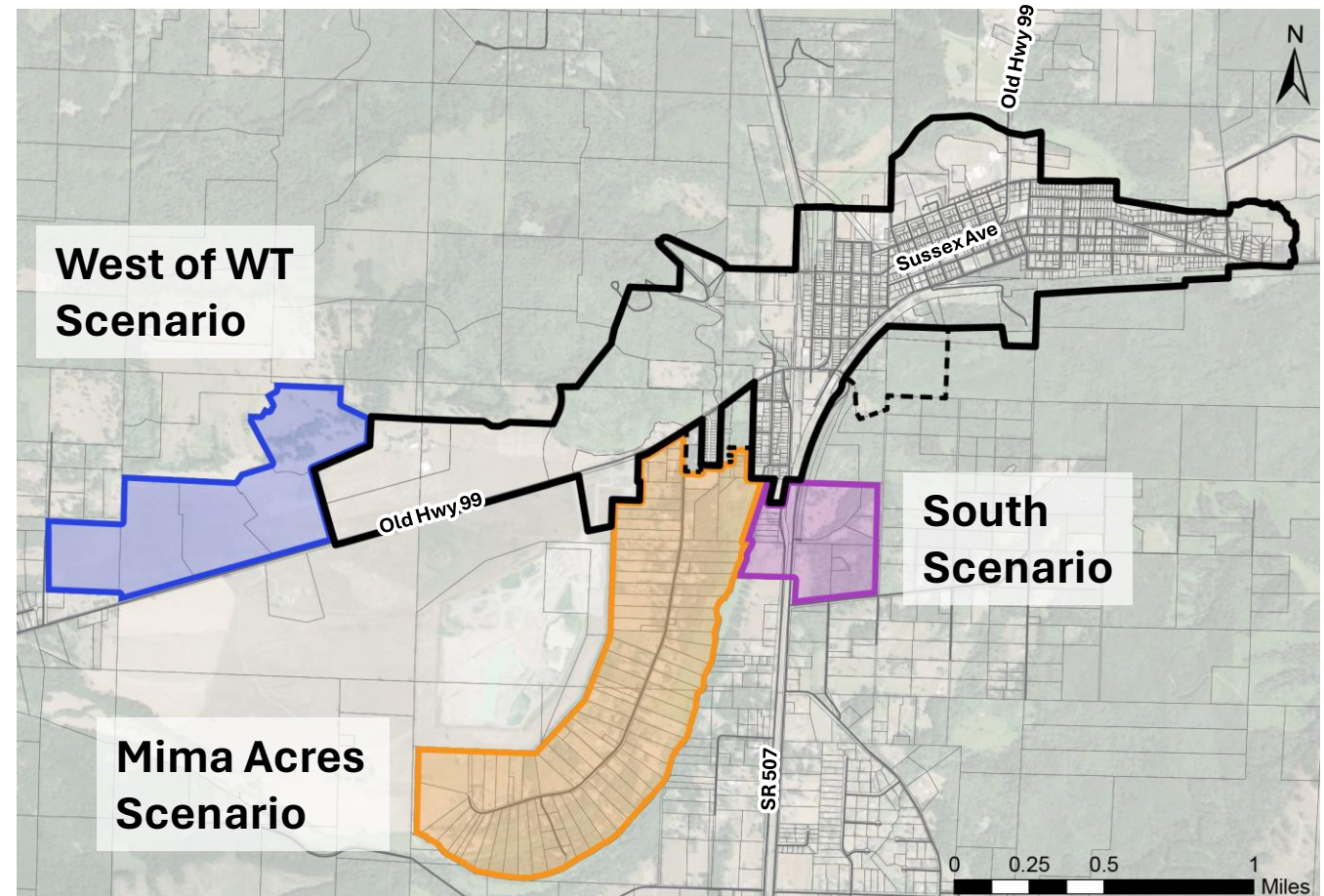
Ways to Increase Capacity

- UGA expansion
 - Limited by steep slopes, floodplains, wetlands and Mazama Pocket Gopher habitat
 - Expanded urban growth areas must be served by municipal water and transportation within 20 years
 - Must be approved by Thurston County Regional Planning Council and Urban Growth Management subcommittee
- Increase density inside city limits
 - Encourage “middle housing” types to support residential infill
 - Potential to add a “middle housing” overlay and/or upzone some existing low-density residential areas near the city’s core
 - Infill growth uses the city’s existing infrastructure (no need to extend)

Increasing Capacity: UGA Expansion

Conceptual Areas for UGA Expansion

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



South UGA Expansion Scenario

Development capacity

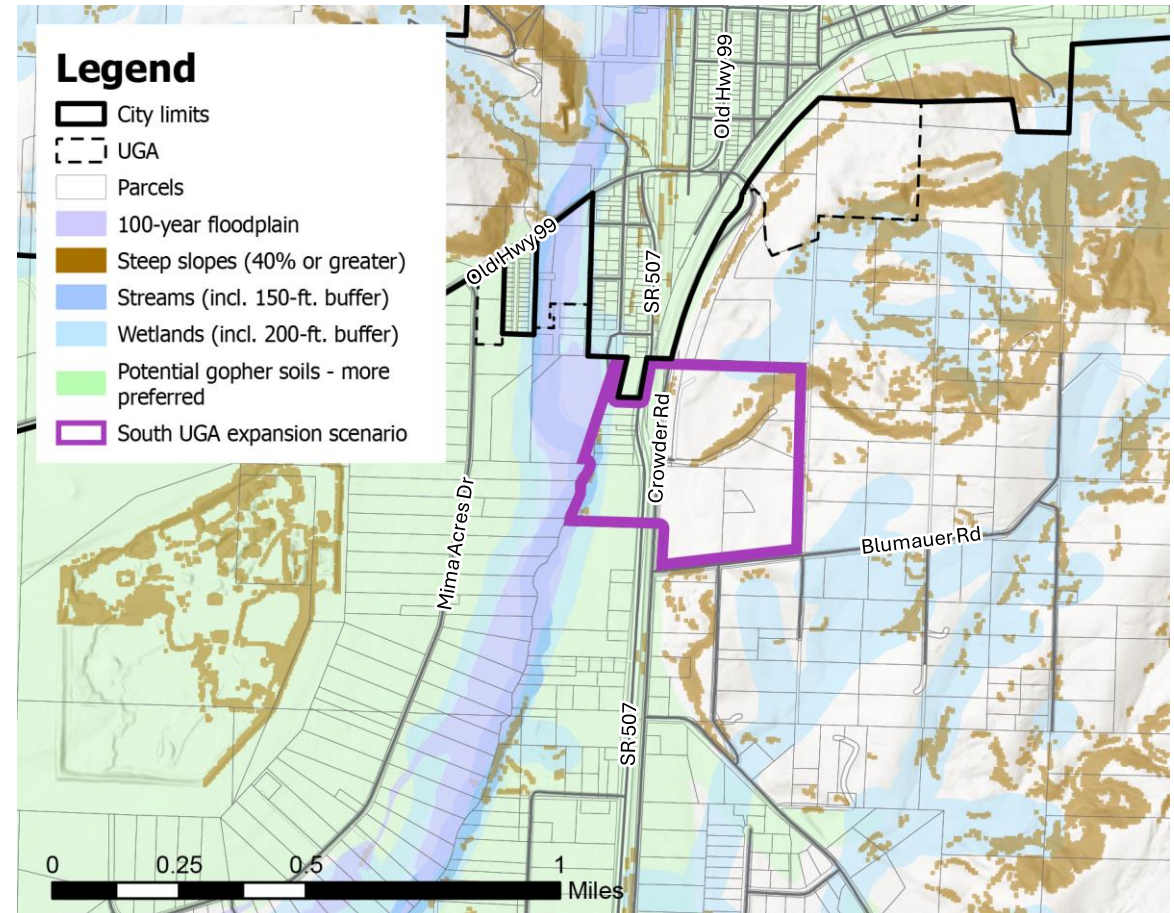
Total area: 123.65 acres

Buildable area: ~ 68 acres

Additional housing units: ~ 350

Estimated cost to extend utilities and infrastructure

~\$2.7 million



Mima Acres UGA Expansion Scenario

Development capacity

Total area: 480.88 acres

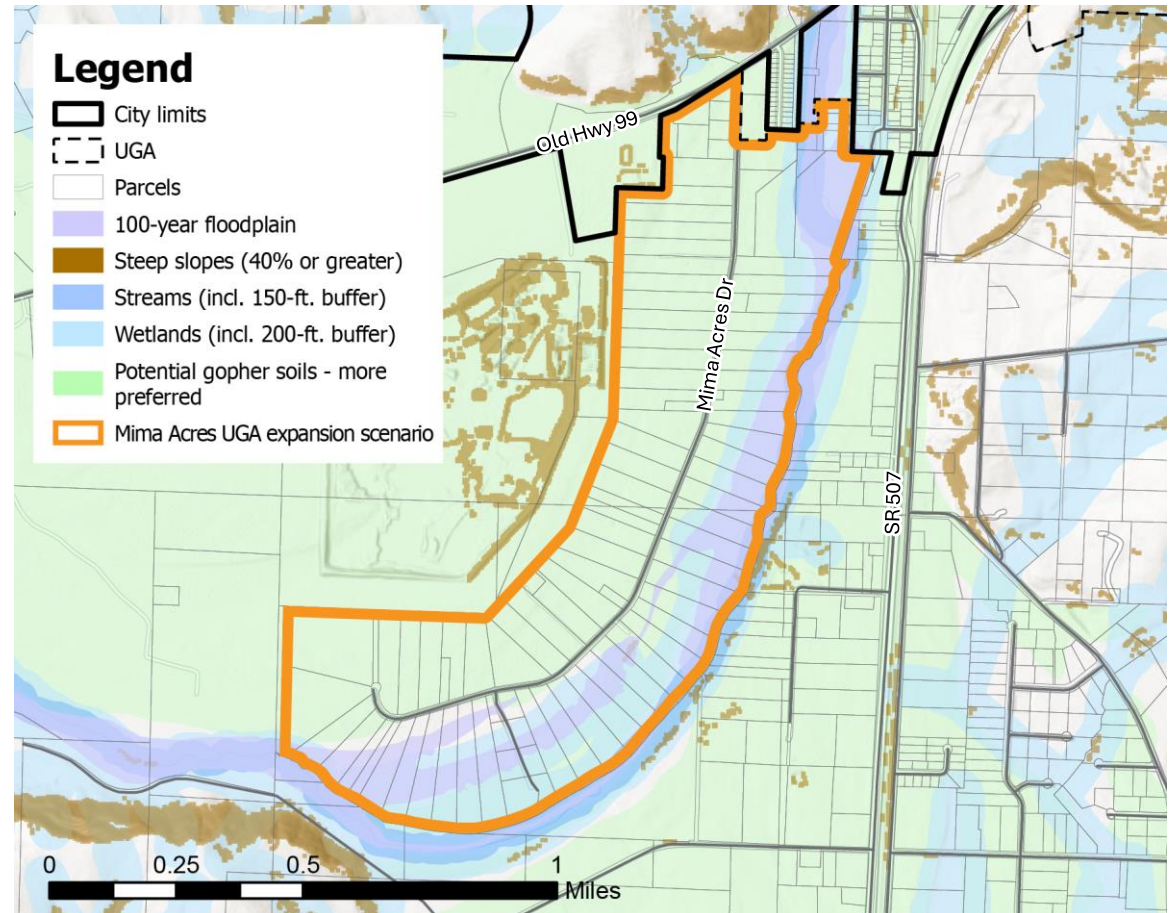
Buildable area: ~ 216 acres

Additional housing units: ~ 1,100*

Estimated cost to extend utilities and infrastructure

~\$6.4 million

* Potentially buildable parcels are entirely within potential Mazama Pocket Gopher habitat



West of West Tenino UGA Expansion Scenario

Development capacity

Total area: 239.37 acres

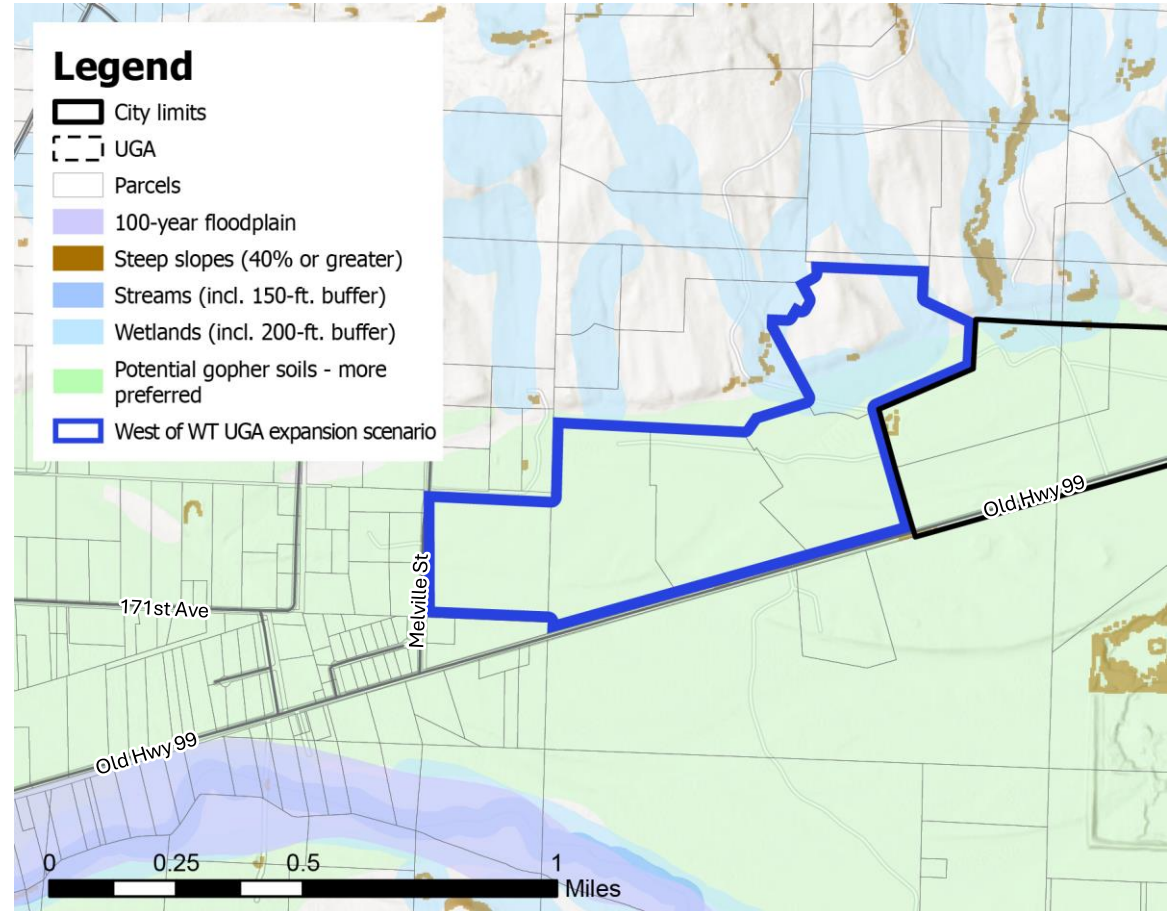
Buildable area: ~ 215 acres

Additional housing units: ~ 1,000*

Estimated cost to extend utilities and infrastructure

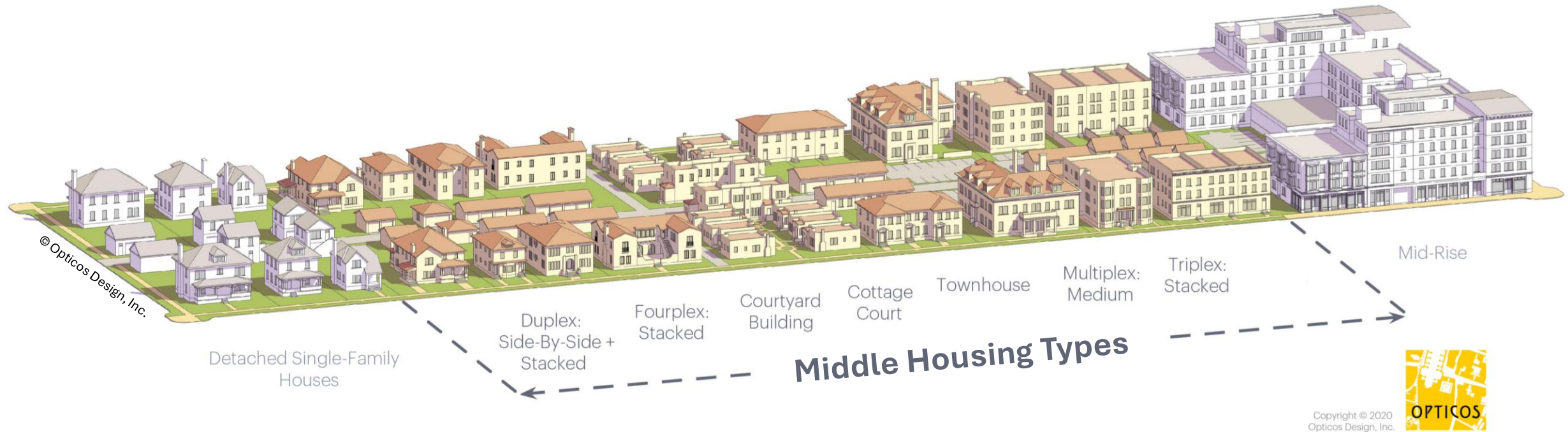
~\$7.1 million

* Potentially buildable parcels are entirely within potential Mazama Pocket Gopher habitat



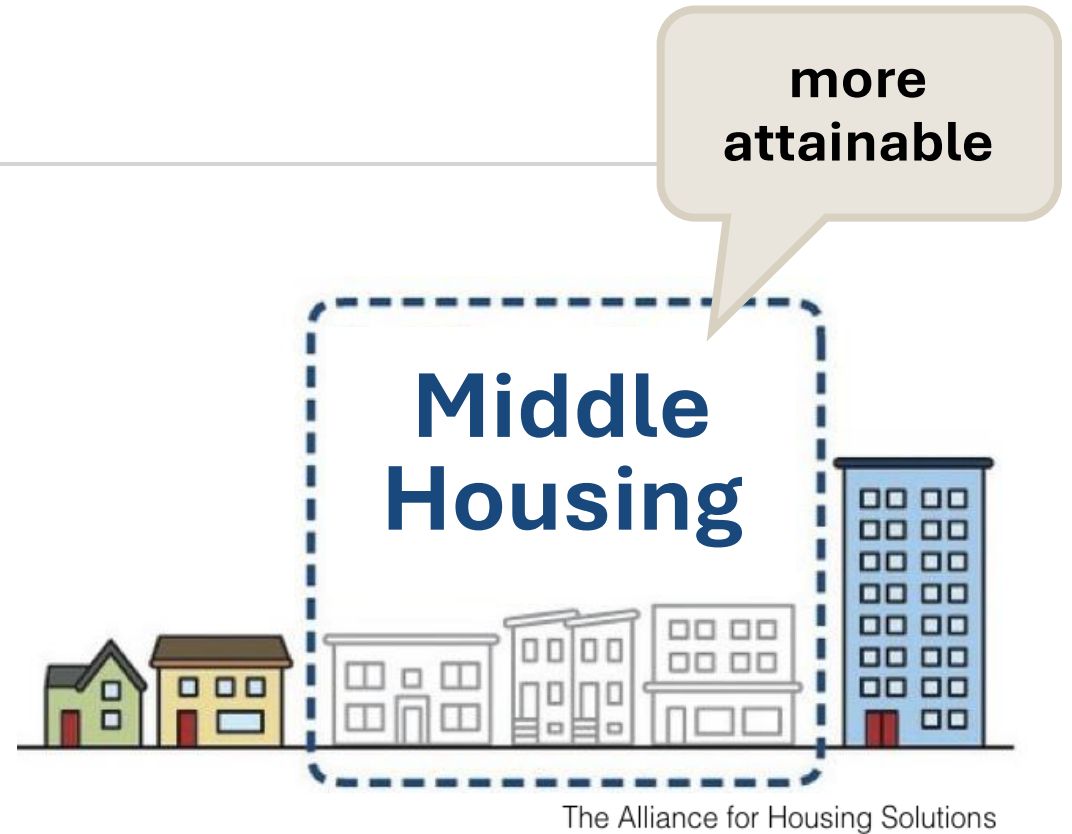
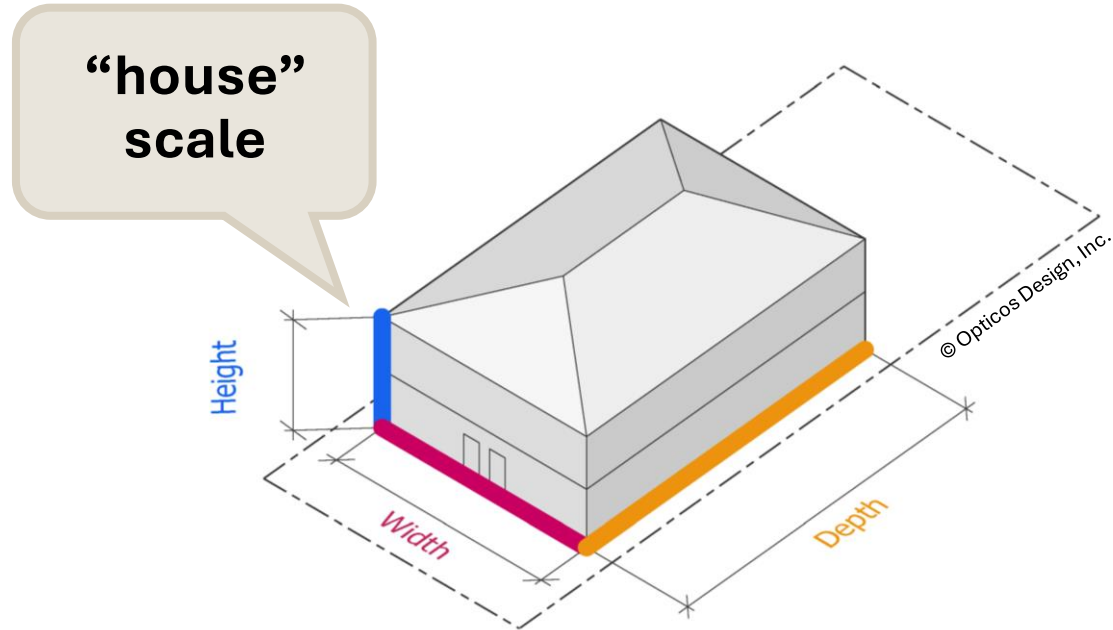
Increasing Capacity: Middle Housing to Support Infill

What is Middle Housing?



House-scale buildings with multiple units in residential neighborhoods

“Middle” in Two Ways:

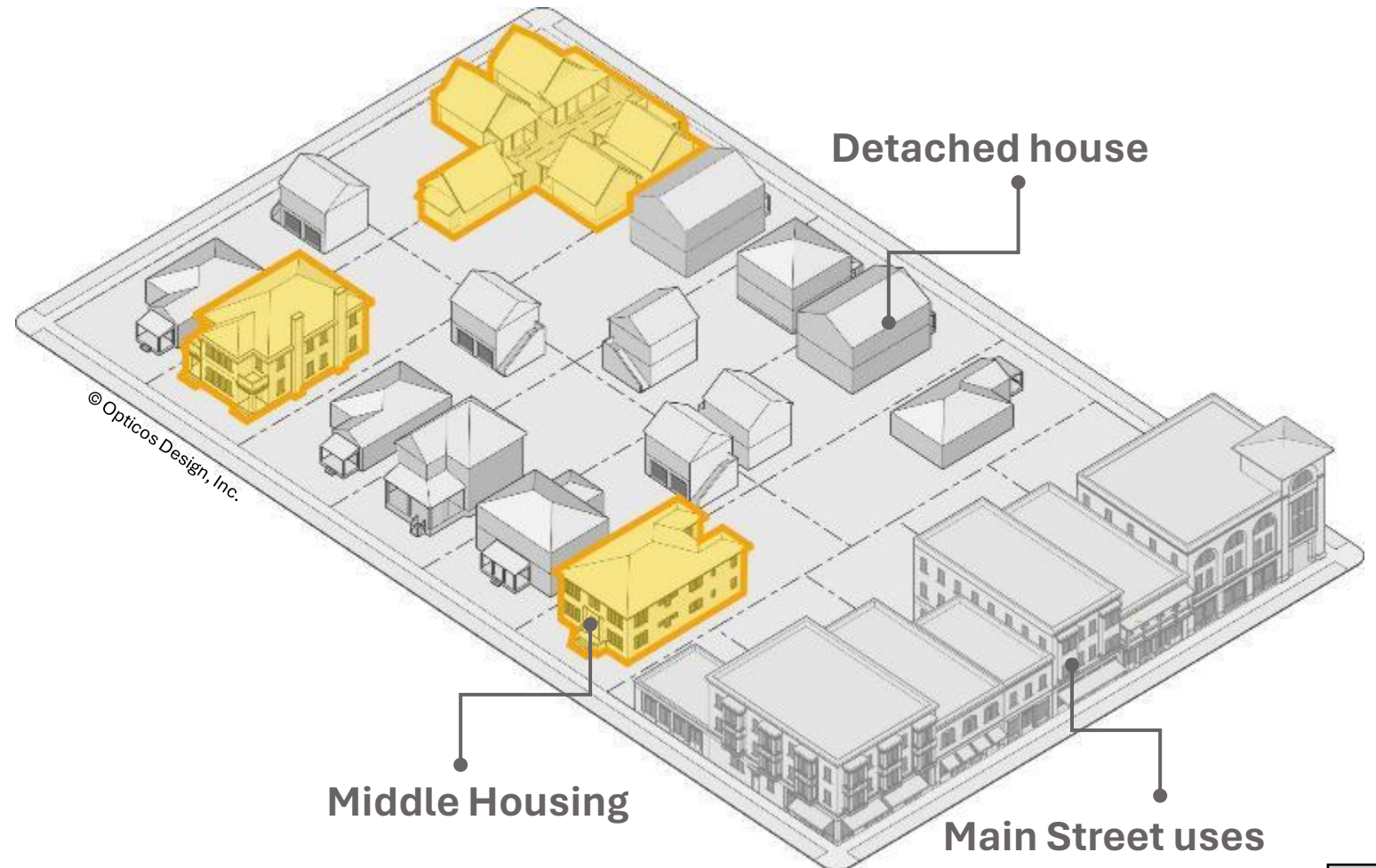


1. A middle form and scale between detached (single-unit) and multi-unit buildings.
2. Deliver attainable housing choices to middle-income families.

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



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.

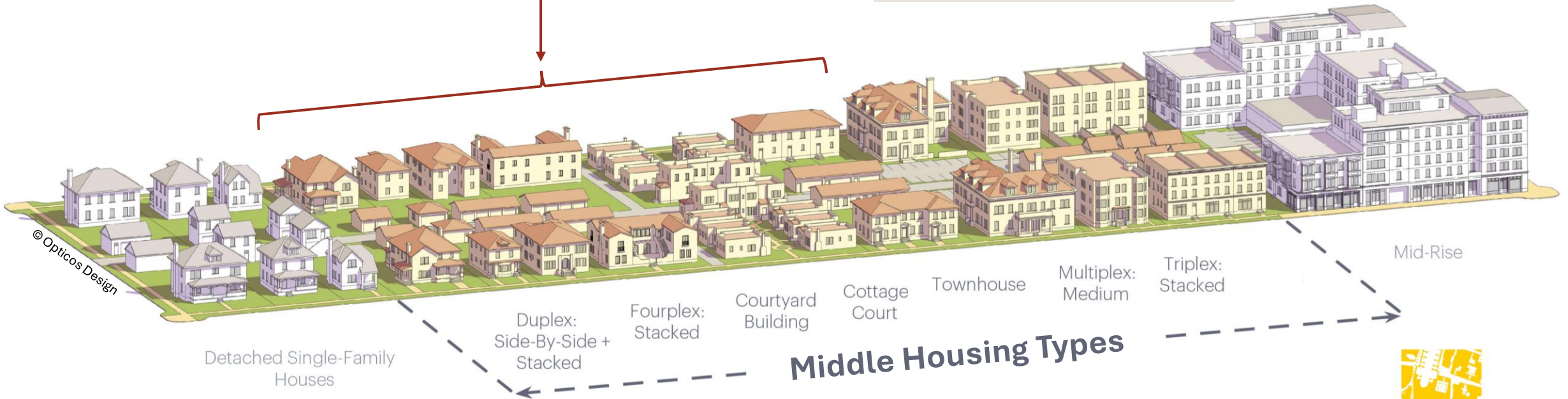
Preserves Neighborhood Character

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)

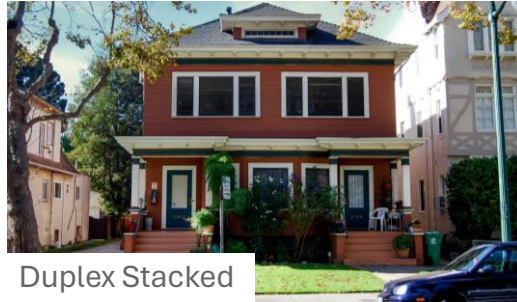


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Middle Housing for Tenino – Examples



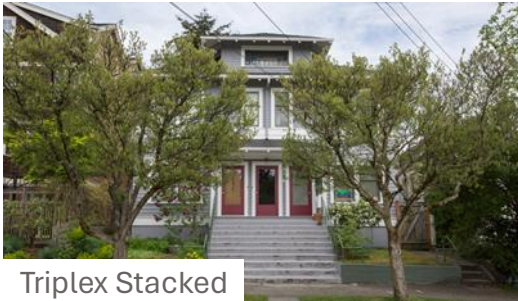
Duplex Side-by-Side



Duplex Stacked



Triplex Side-by-Side



Triplex Stacked



Fourplex



Courtyard Building



Cottage Housing



Townhouse



Multiplex – Medium

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
Duplex (side-by-side or stacked)			Y	Y			
Triplex (side-by-side or stacked)				Y	A	A	A
Fourplex				Y	A	A	A
Courtyard apartment building				Y	A	A	A
Cottage court							
Townhouse				Y	A	A	A
Multiplex – medium (5-8 units)				Y	A	A	A

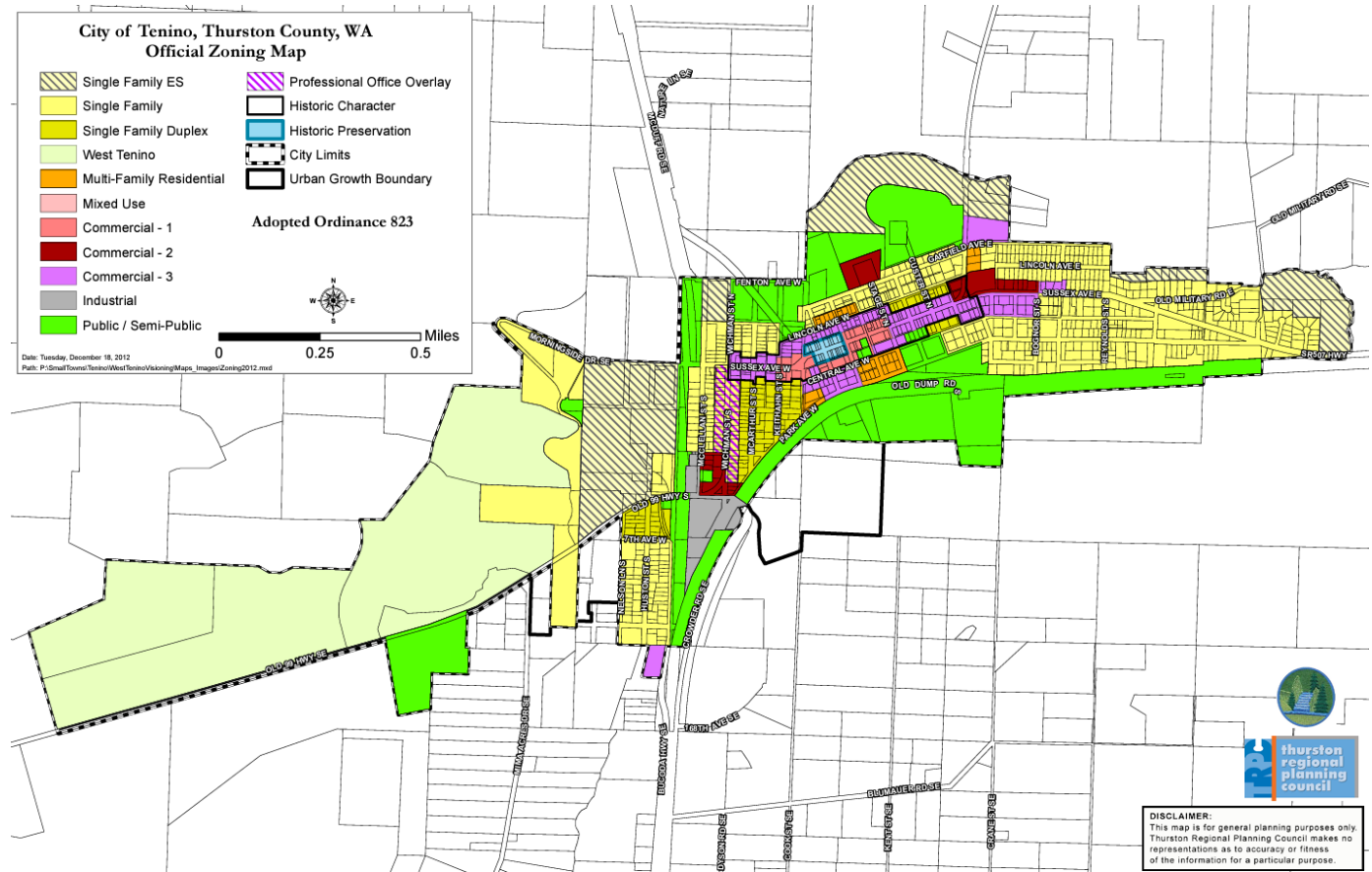
Y = Use is allowed outright

A = Administrative Use Permit required

Accommodating Middle Housing

Ways to accommodate middle housing in Tenino include:

- **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)
- **Cottage Housing:** Amend zoning code to allow cottage court housing developments
- **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 residential and commercial properties in certain areas



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

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.)*

Zoning Overlays

Consider zoning overlays or district-specific regulations that tailor zoning requirements to the unique context of each neighborhood

Design Guidelines

Develop clear design guidelines outlining architectural elements, materials, colors, and proportions that align with the neighborhood's existing character*

Preservation Strategies

Encourage developers to preserve and redevelop historic structures into middle housing – maintaining architectural integrity while also meeting modern housing needs

*** Note that, per HB 1110:**

- 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

Next Steps



Next Steps

- Consideration of “Adequate Provisions” for accommodating housing at all income levels (more qualitative than LCA)
- Identification of preferred capacity increase scenario
- Review of goals and policies – align with HAP



Questions?