

City of Tenino

149 Hodgen Street South
Tenino, WA 98589

Planning Commission
Wednesday, February 10, 2021 at 6:00 PM

Agenda

CALL TO ORDER

HOUSEKEEPING

1. **Recommended action:** Move to approve the agenda as presented.

2. Minutes of the regular Planning Commission meeting.

Recommended action: Move to approve the 1/13/21 regular meeting minutes.

PUBLIC COMMENT

REPORTS

3. Ms. Lori Pfingst, Department of Social and Health Services, will present information on Governor Inslee's 10-year plan to reduce poverty and inequality. The entire plan and an Executive Summary are available to either view or download here:

<https://dismantlepovertyinwa.com/>

4. Thurston EDC staff will hold a presentation of the first draft of the Tenino Economic Development public input survey

A question and answer period will be held after this.

5. Thurston Regional Planning Council staff will hold a presentation on a draft Building Lands Report survey.

A question and answer period will be held after this presentation.

PUBLIC HEARINGS

UNFINISHED BUSINESS

NEW BUSINESS

6. My idea is to rezone the area in city limits around Scatter Creek to commercial. Recently as a commission we were talking about green spaces. It was brought up that there was some interest in developing commercial along the creek to amplify its Beauty creating spaces for people to enjoy the creek and nature that surrounds it. We could literally have a water front district :). If done correctly I believe this could be a stunning feature to Tenino. One that would attract

visitors to our city, and create yet another magnet destination attracting visitors to our community.

ADJOURN

2.

File Attachments for Item:

2. Minutes of the regular Planning Commission meeting.

Recommended action: Move to approve the 1/13/21 regular meeting minutes.

Planning Commission
Wednesday, January 13, 2021

Minutes

CALL TO ORDER

HOUSEKEEPING

1. Agenda for the January 13, 2021, Regular Meeting of the Tenino Planning Commission
Recommended action: Move to approve the agenda for the January 13, 2021, Regular Meeting of the Tenino Planning Commission as presented.
2. Minutes of the December 9, 2020, Regular Meeting of the Tenino Planning Commission.
Recommended action: Move to approve the minutes of the December 9, 2020, Regular Meeting of the Tenino Planning Commission, as presented.

PUBLIC COMMENT

REPORTS

3. Shoreline Project Discussion
4. Current status of Land Development applications/projects.

PUBLIC HEARINGS

The City has received a grant from the State ARTS Commission in an amount up to \$26,416.66. The grant has a matching requirement of 1:1 (either cash or "in kind"), which would bring the total value of the grant up to \$52,833.32. The City received the grant with the understanding that the Tenino Chamber of Commerce is a participating agency and will contribute some of the required matching funds, whether in cash or "in-kind." The project chosen is a paving project which includes Asphalt Art (see attached pamphlet) and other ancillary items designed to tie the parking lot in with other civic projects that lead to the enhancement of Tenino's Creative District.

The purpose of this Public Hearing is to obtain input from the Public regarding possible ideas to incorporate within the project. In particular, the Project Steering Committee would like to gauge the Public's preferences for the way in which the parking lot will be put to use.

- For example, it has been proposed that some number of parking spaces sufficient to accommodate Recreational Vehicles (RV's) be incorporated into the project specifically because there is a program that caters to the RV community involving wine tasting (and similar events) that would enhance the Economic Development of the City as a whole, and the Creative District in particular.

UNFINISHED BUSINESS

NEW BUSINESS

5. Mr. Aslan Meade, Thurston Economic Development Council (TEDC), wishes to engage the Commission in support of TEDC's efforts to produce an Economic Development Chapter for the City's Comprehensive Plan as part of this year's Comp Plan Change submission.

ADJOURN

File Attachments for Item:

4. Thurston EDC staff will hold a presentation of the first draft of the Tenino Economic Development public input survey

A question and answer period will be held after this.

City of Tenino Economic Development Survey

The City of Tenino is developing the Economic Development Chapter for the Tenino Comprehensive Plan.

Economic development plays a crucial and vital role in creating a roadmap for a successful and vibrant community. The State of Washington, through its Growth Management Act, requires that cities and jurisdictions develop, implement and update elements and plan chapters such as housing and transportation. But the practice and planning of economic development spans many, if not all of a community's planning documents. It creates a roadmap of success – of how a community is able to afford many of the things it deems necessary in the creation of a successful community. The following survey is being implemented to gather information from the Citizens and Business Owners in Tenino. It is our hope to understand what the Citizens and Businesses want and don't want for the future of Tenino and what they value and find important in creating a quality viable community.

1. How long have you lived in Tenino?

2. What do you think Tenino's economic development strengths are?

- Affordable place to do business
- Affordable place to live
- Close to urban centers
- Community Spirit
- Creative District
- Downtown
- Engage local leadership
- Festivals and Events
- Historic District/Buildings
- Library
- Local Farms
- Location on State Route 507
- Low density
- Municipal infrastructure- sewer capacity
- Name Recognition
- Natural Environment
- Plentiful open space
- Quarry House

- Quarry Pool
- Scatter Creek
- School District
- Small Town Feeling
- South Thurston County Historical Society- Tenino Depot Museum
- Southwest Washington Agricultural Business and Innovation Park Development
- Tenino City Park
- Tenino Stone Carvers
- Thurston Bountiful Byway
- Yelm-Tenino Trail
- Other (please specify)

3. What do you think are Tenino's economic development challenges?

- Affordable Senior Housing
- Cellphone Service
- Cost of rehabilitation of commercial space
- Cost of sewer district and utilities
- Difficult for young people to remain in town, lack of opportunity
- Housing supply
- Incompatible land uses in retail sector
- Lack of full service retail
- Lack of hotel/motel lodging
- Lack of local sustaining-wages for families
- Limited tax base to support City services
- No/limited public transit
- Road maintenance
- Rural location
- Shortage of buildable lands
- Sidewalk maintenance
- Small population/market share for growing retail or business base
- Telecommunications infrastructure
- Unknown environmental species act elements impact
- Water Capacity
- Other (please specify)

4.

4. How should Tenino's challenges be addressed?

- Business Retainment and Recruitment Strategies
- Community Engagement
- Grants
- Planning & Zoning
- Other (please specify)

5. What do you think are opportunities for Tenino to prosper?

- Continue to grow downtown business core
- Creative District
- Preserve historic Sandstone architecture
- Recruit new businesses
- Southwest Washington Agriculture Business and Innovation Park
- Support an entrepreneurial center
- Other (please specify)

6. As growth and changes occur in Thurston County and impact Tenino. . . .

How do you feel about growth and change in Tenino? This could be growth in size/population, growth in residential and commercial activity, growth in government, traffic or any way you want to define growth. For example, if you choose "Very Positive," then you might feel that Tenino should grow aggressively by adding more commercial developments and housing, if you choose Very Negative" you might feel that you want to see no growth happen.

	General feeling about growth	Commercial growth (e.g. more land zoned commercial, more commercial businesses, etc.)	Residential growth (e.g. more housing built, more population)	Industrial growth, (e.g. more industrially zoned property)
Very positive	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Positive	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Neutral	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Negative	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Very negative	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other (please specify)

7. How do you feel about having festivals and events in Tenino to increase tourism?

- Very Positive
- Somewhat Postive
- Netural
- Other (please specify)
- Somewhat Negative
- Very Negative

8. What would you like to preserve in the City of Tenino? This could be the general feel our rural small town, or more specific such has our historic buildings, nature areas, certain community events, etc.

9. What would you like to change in the City of Tenino?

10. What kinds of assets are missing now that you would like to have here? This could be anything from types of businesses, services, buildings, recreation, etc.)

11. Where do you shop for or get your services?

12. What kinds of businesses or industries would you like to see in Tenino that aren't here or what business would you like to see more of?

13. Are there types of businesses or industries that you would like to keep out of Tenino?

14. Are you a business owner in the City of Tenino?

- Yes
- No

15. If yes, what type of business do you have?

16. What makes Tenino a good place to do business?

17. What makes Tenino a difficult place for business?

18. Is there anything that you need to run your business that is missing in Tenino, that you have to go outside the city for?

19. Are there barriers or obstacles to expanding your business? Please be as detailed as possible.

20. What could the City of Tenino, Tenino Area Chamber of Commerce and Thurston Economic Development Council do to help your business?

21. Is there anything else you would like to add or comment on?

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A question and answer period will be held after this presentation.

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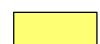














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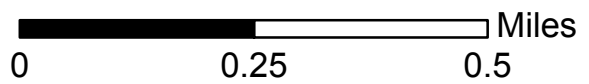
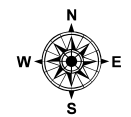
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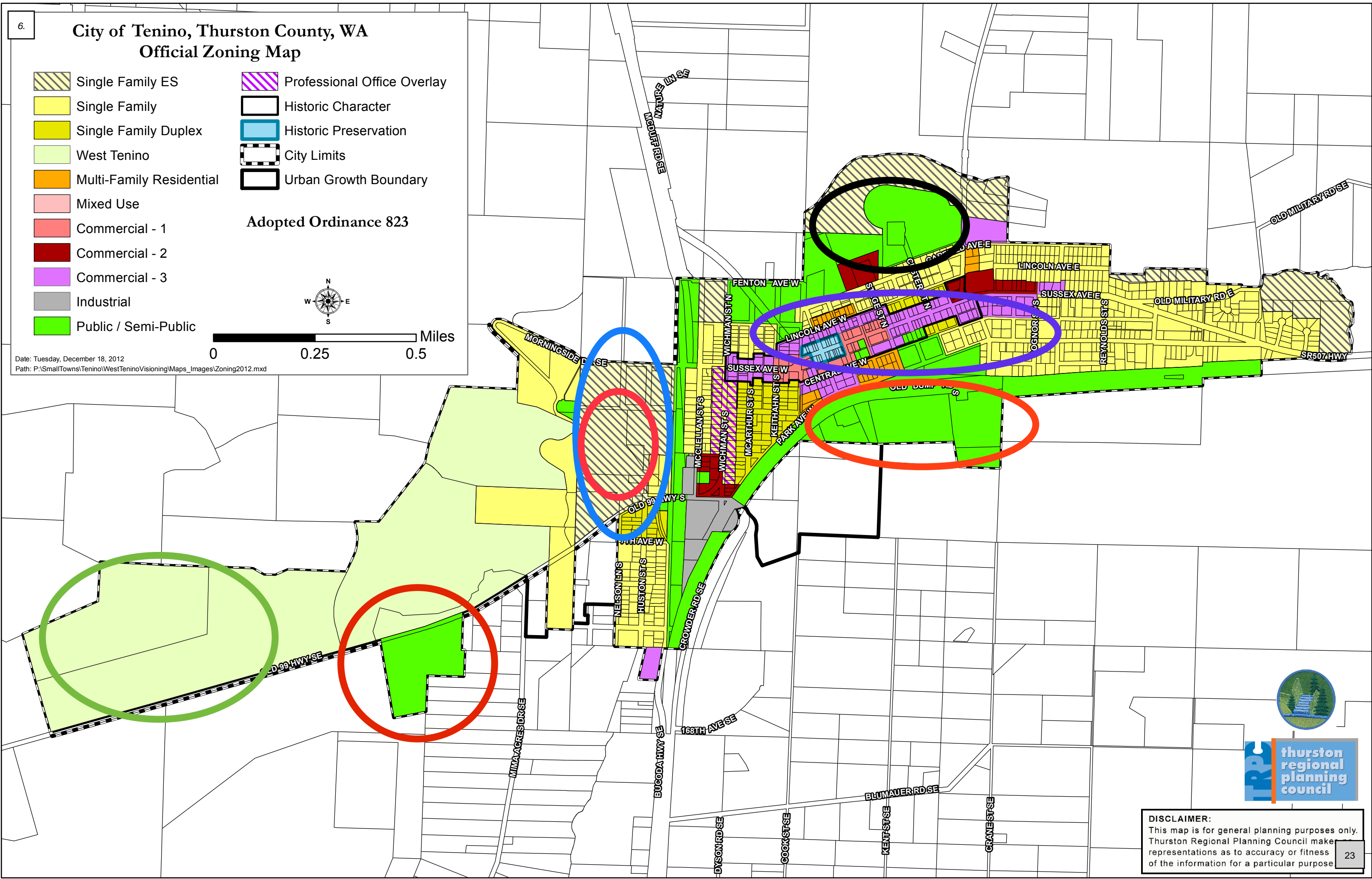
City of Tenino, Thurston County, WA Official Zoning Map

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

Adopted Ordinance 823



Date: Tuesday, December 18, 2012
Path: P:\Small Towns\Tenino\WestTenino\Visioning\Maps_Images\Zoning2012.mxd



thurston regional planning council

DISCLAIMER:
This map is for general planning purposes only. Thurston Regional Planning Council make representations as to accuracy or fitness of the information for a particular purpose.

Scatter Creek Commercial District

