

Tenino Planning Commission Comment Matrix

January 7, 2026

Comment	Response	1.30.2026 Draft
Update Land Use/Zoning Map to include Ag Park Overlay		Pg. 25
Jenniver Colvin, Colvin Ranch - Potential of expanding Urban Growth Area - Encourages infill development in current city limits as opposed to UGA expansion - Encourages Density - Wants to ensure residential zoning doesn't conflict with Ag zoning or overlay.	Noted, no response required. UGA is not currently proposed to be expanded in Comp Plan Update.	N/A
Pg. 18. Street Tree Plan and Downtown Plan	Staff reached out to previous consultant regarding Street Tree Plan, Appendix D. Downtown Plan is Appendix A.	Appendix A. Downtown Tenino Concept Plan Appendix D. Street Tree Plan
Pg. 32. Add goal to convert all septic Systems to connect to sewer	Policy UT 9.5	Pg. 114
Pg. 47. Update policy to reflect correct name of Housing Council to Thurston Regional Housing Council	Updated Policy HS 3.3	Pg. 52
Pg. 48. Change InterCity Transit to Transit Providers to allow for more flexibility.	Updated Policy HS 5.3	Pg. 53
Pg. 55. Add Tenino Chamber of Commerce and Experience Olympia	Updated Economic Development Resources section	Pg. 61
Pg. 56. LOTT CDBG	Added LOTT Clean Water Alliance to Grant section, including link to the LOTT Septic Conversion Incentive Program.	Pg. 62
Pg. 63. 2 nd Old Highway 99 Bridge near school over Scatter Creek. Challenge: Current issue with bridges is that funding isn't available for bridges under a certain length. Every culvert has to be replaced with bridge, but no maintenance costs are provided.	The small bridge is considered a culvert, not a bridge.	N/A
Pg. 74. Traffic Burden when Interstate is shut down, causes major congestion and traffic flow back up	Added a subsection discussing Regional Diversion Impacts on Local Traffic.	Pg. 79

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Missing Details on Pg. 83, 85, 87, 92	Updated Table 16. Updated Table 18. Updated Table 19. Updated Table 22.	Table 16. Pg. 92 Table 18. Pg. 96 Table 19. Pgs. 96-97 Table 22. Pg. 101
<p>TRPC: Regarding regional coordination (criteria 13 in our checklist). Currently, the plan does not include school districts or TRPC as partners in TS 10. While TRPC is mentioned in other sections, the school district was not. To be fully consistent with the RTP, we suggest adding these two partners to TS 10 and included an example below of how this could be completed.</p> <p>Goal TS 10: Tenino partners with neighboring cities, Thurston County, Washington State, Thurston Regional Planning Council, Tenino school district, and other transportation providers to provide a holistic multi-modal transportation system.</p>	Goal TS 10 was updated to reflect recommendation by TRPC	Pg. 88
<p>TRPC: I noticed that several times in the comp plan the 2040 RTP or regional model was cited. TRPC currently adopted has adopted the 2050 RTP. We would suggest updating these references in your plan.</p>	References were double checked and updated, including any updated data for the City of Tenino.	Pg. 76
<p>TRPC: Currently, the Transportation Element does not fully reflect the changes made in the City’s Housing and Land Use Elements regarding urban densities and housing types. Goal HS 1 and its associated policies and actions demonstrate a clear commitment to a mix of housing types and densities, which is what TRPC’s criterion is intended to support.</p> <p>To improve internal consistency of Tenino’s plan and better align with the RTP, TRPC suggests either:</p> <p>Adding a cross-reference between the Housing and Transportation Elements, such as:</p> <p>Policy TS 2.4: Provide adequate transportation facilities for the variety of acceptable housing types and densities outlined in the Housing Element.</p> <p>OR Incorporating RTP Policy 6.a directly into the Transportation Element, as it aligns with the intent of the City’s existing goals and policies:</p> <p>RTP Policy 6.a: Promote transportation-efficient development and redevelopment, and site services and facilities where transit, walking, and bicycling are now or will be viable options instead of driving.</p>	Added Policy 2.4, as suggested under Goal TS 2	Pg. 85

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<p>DNR: <u>Executive Summary</u> The Executive Summary includes nice descriptions of each of the chapters aka elements.</p>	<p>No change required</p>	<p>Pgs. 9-10</p>
<p>DNR: <u>Countywide Planning Policies</u> This section includes a good description of Tenino’s relationship with Thurston County’s, in terms of planning policies. There are three goals with policies, described here, that is great! Some jurisdictions also include lists of their plans such as natural hazard mitigation plans, climate plans, transportation plans, and so forth, to provide more specificity to existing plans and how this comprehensive plan relates to them as well as to the Thurston County plans. Suggest adding that information to the comp plan.</p>	<p>Updated the section to include reference to the County’s other plans that are incorporated into the comp plan update.</p>	<p>Pg. 11</p>
<p>DNR: <u>Chapter 1 Land Use</u> The Community Character section is a nice part of this. On page 17, good to see the Environmental Constraints section. It mentions critical areas. “Tenino defines a critical area to include frequently flooded areas, wetlands, fish and wildlife habitats and geologically hazardous areas.” Thank you for including this statement. Some jurisdictions neglect to state which critical areas they have. Note, it does not state which types of geologically hazardous areas are identified. Consider further describing the critical areas by stating which of the geologically hazardous area hazards are in Tenino. It is also useful to include maps and or references to map sources that support the information. If you have estimated numbers on the amount of land considered as critical areas, it can be useful to include that here and in Chapter 2 Natural Resources.</p> <p>Interesting to note the first policy in the first goal is “Policy LU 1.1 The rights of individual property owners shall be protected.”</p> <p>“Goal LU 8: Establish land use patterns that increase the resilience of the built environment, ecosystems, and communities to climate change.” Good to see this one.</p>	<p>No change required, critical areas are further referenced in Chapter 2, with a note already in place under the Environmental Constraints section in Chapter 1, to refer to Chapter 2 for further detail.</p> <p>No change required.</p> <p>No change required.</p>	<p>Pg. 17</p>

<p>DNR: Chapter 2 Natural Resources</p> <p>Page 33, critical areas are aka environmentally sensitive areas. These areas are shown on Figure 4, Identified Critical Areas in Tenino. I had to increase the size of the map to read it, which made it blurry. It looks like it shows a wide variety of categories of wetlands; soils in the categories of high, medium, and low; and steep slopes. I'm unclear what else is on the map. On page 33, "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."</p> <p>On page 36, "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." So steep slopes of more than 40% is the only trigger for review of geologically hazardous areas? And landslides and erosion are the geologically hazardous areas hazards identified for Tenino? No others like seismic or volcanic? Suggest reviewing the Washington Geologic Information Portal for best available science, and cross checking the hazards with those on the natural hazard mitigation plan.</p> <p>Great to see these goals and policies: "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."</p> <p>"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." It covers geologic hazards the comp plan hasn't specifically identified as geologically hazardous areas hazards.</p> <p>"Goal NR 4: Development in geologically hazardous areas is consistent with maintaining public health and safety." And great to see the policies related to it.</p> <p>Map 5 is included as the last page in the Chapter. It is the same map as Figure 4. See my comments above.</p>	<p>Added link to electronic map below Figure 4, Figure 5, and Map 5.</p> <p>This is on Page 37, updated and expanded the Landslide and Erosion Hazard section. Added link to the Washington Geologic Information Portal.</p> <p>No change required.</p> <p>According to the portal there is no concern regarding volcanic eruptions, however the entire state would be inundated with ash if volcanic activity occurs within the cascade mountain range.</p> <p>No change required.</p> <p>Added link to the Washington Geologic Information Portal.</p>	<p>Pg. 34 Pg. 37 Pg. 43</p> <p>Pgs. 37-38</p> <p>Pg. 39</p> <p>Pg. 39</p> <p>Pg. 40</p> <p>Pg. 43</p>
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<p>DNR: Chapter 8 Climate This chapter begins on page 115. It is nicely written. Suggest linking information here to related information in Chapter 2 and in plans like natural hazard mitigation plans, climate action plans, and so forth. It is good to see this on page 127, "Policy GG 8.2 Ensure the Local Hazard Mitigation Plan (LHMP) includes specific strategies for GHG reduction and climate-smart emergency response infrastructure."</p>	<p>Reviewed, no change.</p> <p>No change required.</p>	<p>Pg. 117</p> <p>Pg. 129</p>
<p>DNR: Below, I include our usual language for this and future endeavors.</p> <p>Recognizing the limitations of the current proposals, I want to mention that it would be great for you to consider these in current or future work, be it in your comprehensive plan, development code, and SMP updates, and in your work in general: Consider adding a reference to the definition of geologically hazardous areas, WAC 365-190-120, in other areas besides the CAO. In addition, consider adding a reference to WAC 365-196-480 for natural resource lands.</p> <p>Consider adding in other areas besides the CAO. If you have not checked our interactive database, the Washington Geologic Information Portal, lately, you may wish to do so. Geologic Information Portal WA -DNR</p> <p>If you have not checked out our Geologic Planning page, you may wish to do so. Geologic Planning WA -DNR</p>	<p>The Landslide and Erosion Hazard section was updated to include the basic definition and add a reference to WAC 365-190-120.</p> <p>Reference to WAC 365-196-480 was added to the opening section of Chapter 2.</p>	<p>Pg. 37</p> <p>Pg. 34</p>
<p>Commerce: During our review, we did not find goals or policy pertaining to the siting of organic materials (OM) management facilities as identified in local solid waste management plans (SWMP). Siting must meet criteria described in RCW 70A.205.040(3). Also see RCW 36.70.330 and RCW 70A.205.540. We recommend modifying your plan according to these requirements.</p>	<p>Update Land Use Goals/Policies</p>	<p>Pg. 23</p>

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<p>Commerce: In our review, we did not find an inventory of projected housing needs by income band over the planning period consistent with the jurisdiction’s share of countywide housing needs, as required by RCW 36.70A.070(2)(a). Based on information from the Thurston Regional Planning Council (TRPC), the City of Tenino needs to plan for 519 housing units of varying income levels within the city and 9 housing units within the UGA, and a total of 11 emergency housing beds. To meet this requirement, we recommend including a table of projected housing needs which is consistent with the figures adopted by TRPC found on this webpage: Housing Affordability Thurston Regional Planning Council, WA.</p>	<p>This was in the HNA, pulled information to main Comp Plan.</p>	<p>Pg. 52</p>
<p>Commerce: During our review we did not find analysis indicating sufficient land capacity to accommodate housing needs at all income levels, as required by RCW 36.70A.070(2)(c). To demonstrate sufficient land capacity for projected housing needs at each income level, including emergency and permanent supportive housing, we recommend including an analysis with estimates of how many housing units at each income level may be accommodated under existing or planned zoning and infrastructure availability. Please see chapter 3 of Guidance for Updating Your Housing Element for additional information on meeting this requirement.</p>	<p>Discussion of Housing Capacity Analysis under existing zoning is included</p>	<p>Pg. 54 - 55</p>
<p>Commerce: In our review, we found actions the city proposes to achieve housing availability, but we did not find identification of barriers to affordable housing development, as required by RCW 36.70A.070(2)(d)(ii). We recommend adding to the housing element a list of local barriers to affordable housing development or a summary of the local barriers identified in the Housing Action Plan appendix. In consideration of recent Growth Management Hearings Board cases,¹ we also recommend identifying the number of units that are likely to require subsidies and/or incentives to be affordable at the designated income levels, the amount of funding and/or incentives needed for these units, and potential local funding sources and incentives for these housing needs. Guidance on completing this requirement can be found in chapter 4 of Guidance for Updating Your Housing Element (pg. 63-65) and Appendix B: Adequate provisions checklist. As you work to update the city’s development regulations as part of the periodic update, we recommend that the regulations include the proposed actions to remove local barriers to affordable housing development identified in the housing element.</p>	<p>Discussion of Subsidies and Local Barriers are included</p>	<p>Pg. 55 - 56</p>

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<p>Commerce: In our review, we did not find identification of policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing, as required by RCW 36.70A.070(2)(e). If this work has been performed, we recommend documenting in the housing element or an appendix a summary of the review and updates made to housing policies. For guidance on completing this requirement, please see Guidance to Address Racially Disparate Impacts, particularly steps 3, 4 and 5 (pg. 33-48).</p>	Goal HS 8	Pg. 64
<p>Commerce: We recommend removing or amending Policy HS 4.1 Action #1: Define income-restricted housing as a different use from other forms of housing in the zoning code. RCW 36.130.020 requires affordable housing, including income restricted housing, to be regulated the same as housing development generally. The noted action could lead to inconsistencies with that state law. Instead, we recommend an action that directs the city to align their definitions with state definitions for affordable housing and/or an action that encourages the city to add incentives for the development of permanent supportive housing.</p>	Replaced	Pg. 59
<p>Commerce: In our review, we did not find identification of areas at risk of residential displacement, as required by RCW 36.70A.070(2)(g). This requirement can be met by including a displacement risk map – such as Commerce’s Draft Displacement Risk Map – or a discussion of areas that may be at risk of displacement.</p>	Discussion and map included	Pg. 59 - 60
<p>Commerce: Based on our review, we did not find identification of specific actions to bring transportation facilities and services to established multimodal levels of service, as required in RCW 36.70A.070(6)(a)(iii)(B) and (C). We recommend including language that describes these actions as part of the comprehensive plan, whether in the transportation element, an appendix, or other document adopted by reference, prior to the final adoption.</p>	Included	Pg. 95, 101
<p>Commerce: Based on our review, we did not find a forecast of multimodal transportation for a minimum of 10 years including land use assumptions used in estimating travel, as required in RCW36.70A.(6)(a)(i) and RCW 36.70A.070(6)(a)(iii)(E). We recommend including language detailing this forecast information as part of the comprehensive plan, whether in the transportation element, an appendix, or other document adopted by reference, prior to the final adoption.</p>	Included	Pg. 88 - 89
<p>WDFW: Policy LU 1.2 - The maintenance and enhancement of community identity, including natural character, shall be considered in land use decisions.</p>	Updated	Pg. 21

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<p>WDFW: Policy LU 1.4 - Ensure the City’s land use policies and development regulations provide a fair and transparent process for the siting of essential public facilities (EPF) as defined in RCW 36.70A.200, and follow critical areas designation and protection as defined in RCW 36.70A.172. EPF siting shall be guided by the Countywide Planning Policies and the City’s adopted siting criteria to prevent preclusion while mitigating local impacts.</p>	Updated	Pg. 21
<p>WDFW: Goal LU 2: Safeguard community wide environmental conditions and resources of the landscape, critical areas, parks, open space, and views.</p>	Updated	Pg. 21
<p>WDFW: 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. These open spaces should be identified and mapped.</p>	Updated	Pg. 21
<p>WDFW: Goal LU 4 : Expand the Urban Growth Area to accommodate future residential growth.</p> <p>As the City considers the designation of urban growth areas, WDFW encourages the City to follow the location process outlined in RCW 36.70A.110 (3). In applying this process, WDFW recommends that the City consult the Priority Habitats and Species (PHS) map to identify the location of priority habitats and species. The PHS program is the Agency’s primary mechanism for providing fish and wildlife information from WDFW resource experts to local governments.</p> <p>WDFW cautions against proposing urban growth area expansions to the south and southwest of the City, as these areas contain westside prairie habitat, which is designated as a priority habitat due to its rarity.</p>	Noted, no action required.	N/A
<p>WDFW: Policy NR 1.1 – Seek Follow the mitigation sequence to minimize impacts to critical areas. Unavoidable impacts should must be mitigated.</p>	Updated	Pg. 39
<p>WDFW: 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 that is completed at an appropriate timing for each critical area.</p>	Updated	Pg. 39
<p>WDFW: 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.</p> <p>WDFW is supportive of this policy.</p>	Noted, no action required.	N/A
<p>WDFW: Policy NR 2.3 - Identify and protect any fish and wildlife habitat conservation areas with which endangered, threatened, or sensitive species have a primary association.</p>	Updated	Pg. 39

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<p>WDFW: Policy NR 2.4 - Identify and consider follow the mitigation sequence for the impact of new development activities on fish and wildlife habitat conservation areas 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.</p>	Updated	Pg. 39
<p>WDFW: Policy NR 3.7 - Continue to adopt and enforce standards and policies that limit unnecessary impervious surfaces, especially in critical aquifer recharge areas. WDFW is supportive of this policy.</p>	Noted, no action required.	N/A
<p>WDFW: New Policy 5.7 - Support the benefits and ecosystem services provided by healthy, connected floodplains and riparian systems, such as water attenuation, pollution filtration, flooding resilience, and drought resistance.</p>	Added	Pg. 41
<p>WDFW: Goal NR 6 : No net loss in the function and values of all critical areas wetlands in Tenino.</p> <p>Policy NR 6.1 - Make standards for critical areas wetland protection easy to understand and consistent with best available science.</p> <p>Policy NR 6.2 - Where critical areas a wetland may be impacted, require developers/property owners to perform a critical area analysis and wetland delineation and follow the mitigation sequence to mitigate wetland impacts that will occur as a result of the development proposal.</p> <p>Policy 6.3 - Promote the clustering of homes away from critical areas wetlands.</p>	Updated	Pg. 41
<p>WDFW: Policy NR 7.1 - Use best available science in preserving and enhancing resources for anadromous fish and other local endangered, threatened or sensitive species. WDFW is supportive of this policy.</p>	Noted, no action required.	N/A
<p>WDFW: Policy NR 7.5 - Prohibit habitat fragmentation wherever possible and practical and encourage clustered development patterns. WDFW is supportive of this policy.</p>	Noted, no action required.	N/A
<p>WDFW: Policy NR 8.1 - Work with non-profits, governmental agencies and other interested parties to preserve, connect, and enhance natural lands within Tenino.</p>	Updated	Pg. 41
<p>WDFW:</p>		

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<p>WDFW: Policy CF 1.1 – Action - Regularly update the Capital Facilities Plan and Capital Improvement Program to identify high-priority projects for the 6- and 20-year horizons.</p>	Noted, no action required.	N/A
<p>WDFW: Policy CF 2.2 – Action - Encourage the planting of appropriate native street trees wherever possible.</p>	Updated	Pg. 115
<p>WDFW: 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. WDFW is supportive of this policy.</p>	Noted, no action required.	N/A
<p>WDFW: Policy GG 10.3 - Increase tree canopy and access to green space to reduce urban heat, sequester carbon, and support mental and physical well-being.</p> <p>New Action - Implement a tree canopy management plan that guides and benchmarks the City’s goals in order to increase and protect the tree canopy’s ability to provide shade, improve air quality, and increase carbon sequestration, contributing to climate resilience efforts.</p>	Updated, added new action	Pg. 135
<p>WDFW: Policy RE 8.1 - Take inventory of and protect climate refugia and habitat connectivity needs for species under stress from climate change. WDFW is supportive of this policy.</p>	Noted, no action required.	N/A
<p>WDFW: 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. WDFW is supportive of this policy.</p>	Noted, no action required.	N/A
<p>WDFW: 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.</p>	Noted, no action required.	N/A