

City of Tenino

Washington

149 Hodgden Street South PO Box 4019 Tenino, WA 98589 (360) 264-2368

TENINO AGRICULTURAL PARK FINAL PLAT PSD2022-0001

STAFF REPORT: DAN PENROSE, CITY PLANNER
FEBRUARY 28, 2023



OWNER: City of Tenino
149 Hodgden Street South
Tenino, WA 98589

APPLICANT: City of Tenino

REQUEST: **Final Plat** approval for Tenino Agricultural Park, to subdivide a city-owned 20.07-acre parcel zoned Public/Semi-Public into five lots, one that contains the existing wastewater treatment plant and four lots for future development. Also included are tracts for storm drainage and shared access/parking.

MEETING DATE: February 28, 2023, City Council Meeting

STAFF RECOMMENDATION PSD2022-0001

Staff recommends that the City Council **APPROVE Final Plat PSD2022-0001** for a 4-lot subdivision, based upon finding that the request meets all applicable standards set forth in the Tenino Municipal Code and has met each of the conditions set forth in Preliminary Plat approval:

1. The applicant has demonstrated compliance with the City's stormwater requirements and ensures facilities will be installed to contain all runoff on-site.
2. A note has been placed on the final plat indicating the site is within a critical aquifer recharge area and that the site is adjacent to an existing mining resource.
3. An Integrated Pest and Vegetation Management Policy (IPM) has been prepared and is pending approval by Thurston County Environmental Health. Certificates of occupancy for buildings will not be issued prior to approval by Thurston County Environmental Health.
4. The site development application includes a final drainage report with a site plan and basin map showing the location and size of the proposed stormwater infrastructure, existing stormwater flows, and overflow routes. The site development permit application includes a Stormwater Pollution Prevention Plan (SWPPP), erosion control plan, and operations and maintenance documentation.

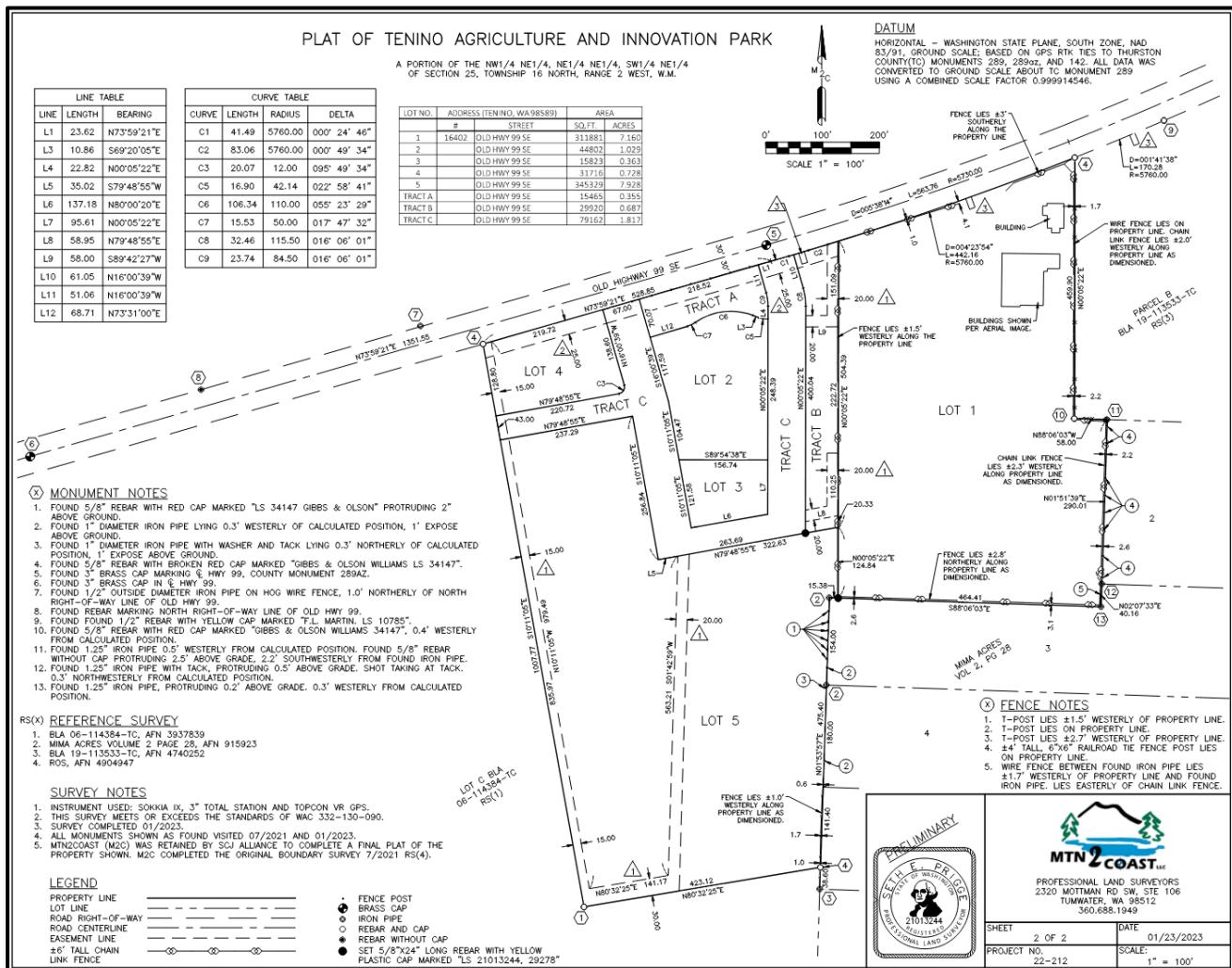
- The applicant acknowledges that prior to final occupancy of any buildings constructed on the lots, frontage improvements shall be installed per Title 114 requirements.
- Adequate provisions for ownership and maintenance of the common areas have been noted on the face of the Final Plat and will be recorded with the Thurston County Auditor when the Final Plat is recorded. These provisions address ownership, right of use, responsibility for maintenance, remedies in the event any of the responsible parties fail to perform, and procedures for modification or vacation of easements or tracts and associated facilities not required as a condition of the land division approval.

BACKGROUND

SITE DESCRIPTION

Property Location: 16402 Old Highway 99 SE, Tenino, WA 98589
Parcel Number: 12625130103
Zoning: Public/Semi-Public
Property Size: 20.07 acres

This proposal divides the property associated with the Southwest Washington Agricultural Business & Innovation Park Master Plan.



The applicant has subdivided a city-owned 20.07-acre parcel zoned Public/Semi-Public into five lots. One parcel includes the City's existing wastewater treatment plant and the other four parcels are reserved for future development. The plat also includes tracts for storm drainage and shared access/parking. The site is envisioned to ultimately house the SW Washington Agricultural Business Park, and this proposal is related to a master plan developed for the site in 2020. The agricultural park is intended to be developed in multiple phases over several years.

Lot 1: 7.16 acres (Wastewater Treatment Plant)
Lot 2: 44,802 square feet (1.029 acre)
Parcel 3: 15,823 square feet (.363 acre)
Parcel 4: 31,716 square feet (.728 acre)
Parcel 5: 345,329 square feet (7.928 acre)
Remaining Tracts: Storm Drainage and Utility Easements (2.859 acres)

NOTIFICATION AND PUBLIC COMMENT

The applicant submitted a Land Use Application to the City of Tenino on September 8, 2022 and the application was determined complete on September 12, 2022. A notice of application, SEPA Determination of Nonsignificance (DNS), and notice of public hearing was published in the Tenino Independent on September 14, 2022. This notice and a copy of the preliminary plat was also mailed to all property owners within 300 feet of the subject property on September 13th. The public and SEPA comment periods closed on September 29th. Two written comments were received in relation to the notice, from Washington State Department of Ecology and Miles Sand & Gravel.

A Public Hearing was conducted by the Tenino Planning Commission on October 5. The applicant and development representatives made comments and answered Planning Commission member questions. The Planning Commission approved the proposal on October 5, 2022.

On November 8, 2022 the City Council approved the Preliminary Plat to allow a four lot subdivision with six conditions of approval.

FINDINGS FOR APPROVAL OF A FINAL PLAT

Tenino Municipal Code 114.40.060 gives the city council the full authority to approve final plats, replats, alterations, or amendments. The community development department has reviewed the application for a proposed final plat **and is satisfied that the following conditions exist:**

- A. The final plat, replat, alteration, or amendment meets all standards established by state law and this title relating to final plats;
- B. The proposed final plat, replat, alteration, or amendment bears the certificates and statements of approval required by this title and state law;
- C. The final plat conforms to the content requirements of 114.40.050;
- D. Required improvements pursuant to Chapter 114.50 have been installed or bonded for same
- E. The requirements of preliminary plat have been verified as completed/bonded as required and

provided to the council as a written staff report;

F. A title insurance report that confirms the title of the land in the proposed subdivision is vested in the name of all persons whose consent is necessary to dedicate streets and other easements shown upon the map and whose signatures appear on the plat's certificate not older than 60 days at time of filing for final plat showing the names;

G. City engineer/community development. The facilities and improvements required to be provided by the developer have been completed or, alternatively, that the developer has provided a performance bond, or cash deposit in lieu thereof, or other security commonly used by banking and lending institutions; provided further that the bond, cash deposit, or other security, as hereinabove required, shall be filed with the city clerk/treasurer and shall be in a form acceptable to the city and in an amount of 125 percent of costs and with sureties commensurate with improvements remaining to be completed and securing to the city the construction and installation of the improvements within a fixed time as set by the council, pursuant to Chapter 100.30.120, security mechanisms.