

**Planning Commission Meeting
Wednesday, September 21, 2022**

Minutes

CALL TO ORDER

PRESENT

Commissioner William Rutherford
Commissioner Erin Konrady
Commissioner Cory Mounts
Commissioner Dave Watterson

ABSENT

Commissioner Alex Murray

HOUSEKEEPING

1. Agenda approval of the 9/21/2022 Planning Meeting

Recommended Action: Motion to approve the agenda as presented.

Agenda approval of the 9/21/2022 Planning Meeting

Recommended Action: Motion to approve the agenda as presented.

Motion made by Commissioner Konrady, Seconded by Commissioner Mounts.

Voting Yea: Commissioner Rutherford, Commissioner Konrady, Commissioner Mounts,
Commissioner Watterson

2. Minutes of the regular Planning Commission meeting.

Recommended action: Move to approve the 7/13/2022 regular meeting minutes.

Minutes of the regular Planning Commission meeting.

Recommended action: Move to approve the 7/13/2022 regular meeting minutes.

Motion made by Commissioner Watterson, Seconded by Commissioner Konrady.

Voting Yea: Commissioner Rutherford, Commissioner Konrady, Commissioner Mounts,
Commissioner Watterson

PUBLIC COMMENT

REPORTS

Introduction of Shane Daugherty, BHC.

PUBLIC HEARINGS

September 21, 2022

UNFINISHED BUSINESS

3. Planning Department progress update on Shoreline Master Program, Floodplain ordinance, Habitat Conservation Plan

Recommended Action: Discuss progress.

Tenino City Planner Dan Penrose with updates on SMP.

Tenino was awarded Grant fall of 2021, Ecology staffing changes caused it to be put on pause. Documents needed have been resubmitted, Should receive and update from Ecology in next 2 weeks.

Flood Plain-FEMA

Penrose is working on an ordinance and we will review at next planning meeting, once complete we can resume FEMA coverage in Tenino.

4. Housing Action Plan update from City Planner Dan Penrose

Recommended Action: None

HCP has been approved. County in process of updating regulations. Should be updated in January.

HAPI- Consulted with 7 local individuals giving them a questionnaire with feedback. 10-15 pages of notes came out of that. Most agreed on lack of affordable rentals in Tenino. Need for more diversity is apparent. High sewer rates in Tenino makes houses less affordable. Multi family next to transit is also important to residents. Reducing lot minimums and making more ADU available. Talk of adding Tenino Estates to City Sewer connection would help with reduction of Sewer loan.

5. Update on pending permit applications (Ag Park, Stage Street Townhomes, etc.)

Recommended Action: None

Pending Permit apps.

Stage Street Townhomes- are moving forward. Plans have been revised to make 3 units per building due to firewalls. Alley setback must be 20 feet, but because street parking is available they can utilize those instead. Need room so cars are not blocking sidewalks. 1000sq ft limit for ADUs and they are not meant for rentals, they must connect to separate sewer and water for each unit. adding 2 units to one parcel is opening up the opportunity for others that follow once we do allow it. \$11,000 per unit to connect to Water and Sewer, is a benefit to the City.

AG Park- Platt has been submitted Public Hearing is scheduled for Oct 5 6:00pm.

NEW BUSINESS

6. Training Session on Public Hearing protocols

Recommended Action: None

Training Session for public hearing scheduled for Oct 5, 2022 @6:00pm

ADJOURN

Meeting Adjourned 7:05