

**Planning Commission Meeting - Public Hearing
Wednesday, November 12, 2025**

Minutes

CALL TO ORDER

Commissioner Rounsley convened the meeting at 6:00PM.

PRESENT

Commissioner William Bennett II
Commissioner Matthew Rounsley
Commissioner Valerie Roberts

ABSENT

Commissioner Adam Carney
Commissioner William Rutherford

HOUSEKEEPING

1. Agenda Approval

Recommended Action: Motion to approve the agenda as presented.

Motion made by Commissioner Roberts, Seconded by Commissioner Bennett II.

Voting Yea: Commissioner Bennett II, Commissioner Rounsley, Commissioner Roberts.

2. Meeting Minutes Approval

Recommended Action: Motion to approve 09/17/2025 meeting minutes as presented.

Motion made by Commissioner Roberts, Seconded by Commissioner Bennett II.

Voting Yea: Commissioner Bennett II, Commissioner Rounsley, Commissioner Roberts.

PUBLIC COMMENT

None.

REPORTS

None.

PUBLIC HEARINGS

3. Continuation:

Tenino Comprehensive Plan

Recommended Action:

Recommendation to Council for motion to approve.

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OR

Recommendation to Council for motion to deny.

OR

Direct staff to revise the Plan and come back at the next meeting for discussion and consideration.

Recommended Action:

Recommendation to Council for motion to approve.

Motion made by Commissioner Bennett II, Seconded by Commissioner Roberts.

Voting Yea: Commissioner Bennett II, Commissioner Rounsley, Commissioner Roberts.

City Planner Malissa Paulsen presented the updated Comprehensive Plan, outlining revisions, formatting adjustments, and key policy updates.

2.1 Document Enhancements: Updated formatting and design for improved readability. Creation of a comment matrix based on prior feedback. Consolidated zoning and overlay maps: Primary map: zoning + overlays. Secondary Map: 2.2 Land Use and Zoning Clarifications. Addition of XR overlay and historic overlay. Discussion about Agro-related definitions; clarification that definitions belong under the development code update stage, not in the current plan.

2.3 Urban Growth Area (UGA) Considerations: Citizen comments addressed: Encouragement for in-home development and city densification instead of UGA expansion. Concern about zoning conflicts addressed—no current conflicts observed. Coordination with Thurston County expected early next year for joint UGA planning.

Utilities Policy 9.5: added: Requires all new development within 200 feet of public sewer to connect. Existing properties with failing systems must connect within 18 months after notice if service available

Economic Development Section: New references added: Tenino Chamber of Commerce and Experience Olympia (p.61). Added information on LOTT PPG Grant program (p.62).

2.5 Bridge and Transportation Topics:

- Discussion of small bridge over Old Highway 99 near Scatter Creek: Considered a culvert under Thurston County jurisdiction. Recommended coordination with county to ensure inclusion in future joint planning.
- New subsection on regional diversion traffic (p.39) addressing: Increased congestion when I-5 closures divert regional traffic through Tenino. Impacts on downtown and school zones. City to monitor and coordinate improvements with Boston and Thurston County.

2.6 Formatting and Structural Improvements. Updates made to pages 92, 96–97, 101 within transportation and capital facilities chapters. New table, map, and page reference list added behind table of contents (p.7–8). Outdated Phase Three zoning map removed.

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Commissioner Rounsley commended inclusion of new section (p.121) on water cooling areas, noting realistic goals and funding opportunities. Proposal made to add collaboration references with: Thurston Climate Mitigation Collaborative (TCMC). Conservation District, for wildfire prevention alignment.

Next steps: Approved motion to forward the Comprehensive Plan to City Council for adoption consideration. Agreed to include collaboration references in climate policies. Confirmed upcoming tasks: formatting corrections and addition of consistent tables.

Approved motion to forward the Comprehensive Plan to City Council for adoption consideration.

Agreed to include collaboration references in climate policies.

Confirmed upcoming tasks: formatting corrections and addition of consistent tables.

Planner stating all that remains to adjust before Council review is to unify chart formatting, update objectives table and date references.

Submit updated document to City Council agenda (by 11/25).

UNFINISHED BUSINESS

None.

NEW BUSINESS

None.

PUBLIC COMMENT

None.

ADJOURN

Commissioner Rounsley adjourned the meeting at 6:22pm.