

**Planning Commission Meeting  
Wednesday, December 14, 2022**

**Minutes**

**CALL TO ORDER**

Meeting Called to order at 6pm by Corey Mounts with

**PRESENT**

Commissioner Erin Konrady

Commissioner Cory Mounts

Commissioner Alex Murray

Commissioner Dave Watterson

1. Agenda approval of the 12/14/2022 Planning Meeting

**Recommended Action:** Motion to approve the agenda as presented.

Motion made by Commissioner Watterson, Seconded by Commissioner Konrady.

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

Motion Passes 4/0

2. Minutes of the regular Planning Commission meeting.

**Recommended action:** Move to approve the 11/9/2022 meeting minutes.

Motion made by Commissioner Konrady, Seconded by Commissioner Watterson.

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

Motion Passes 4/0

**HOUSEKEEPING**

**PUBLIC COMMENT**

**REPORTS**

**PUBLIC HEARINGS**

**UNFINISHED BUSINESS**

**NEW BUSINESS**

3. Draft Housing Needs Analysis

**Recommended Action:** Review Draft Housing Needs Analysis

Presentation of Draft Housing analysis by Malissa Paulsen and Dan Penrose of SCJ Alliance.

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Assessment has determined that Affordability is not the issue, it is availability, Houses go on the market, and they are sold very quickly. Most Rentals seem to be run by management companies now. Majority of single-family homes are selling for \$350-500k in Tenino City Limits. 60% of homes in Tenino were built before 1989, older homes require more upkeep. 38% of homes in Tenino are 50+ years old. Figures in packet go from 2020-2040. 220 units are still needed. Most available land is in West Tenino, Developer will likely put in a subdivision. TRPC creates the land development Map shown. Annexations are also likely in South Tenino off Bucoda Hwy. TRPC Report was reviewed by planning commission in the spring of 2022, we know Many gophers in much of West Tenino, still unknown how many homes will be built on Lemon Hill. See Figures 27,28,29 in attached packet. Looking for feedback on what constraints Planning Commission sees. There is definitely a parking issue per the City Ordinance. If availability is there, affordability will be also. Reference Page 7. Multi family homes built in Tenino City Limits qualify for MFTE tax credit. This Tax credit gives the builder a locked rate for property taxes. Pg 23, TRPC mostly shows commercial zones, this map is designed to look at development. Planning commission recommends looking at rezoning and need for parking.

## **ADJOURN**

Meeting Adjourned 7:25pm