

Tenino Comprehensive Plan Update

PLANNING COMMISSION

DECEMBER 18, 2023

City of Tenino
Washington

Requirements

- Periodic Update deadline – Preliminary draft due June 30, 2025
- Include 9 elements required by Growth Management Act
 - NEW elements?: Economic Development, Parks & Recreation, Climate Resilience
- Coordinate with Thurston County and other agencies
- Conduct public participation
- Update development code to implement new plan



Planning Commission Review Schedule

Year	Month	Element(s) for Review
2024	December	Land Use Housing
2025	January	Transportation Natural Resources
	February	Capital Facilities & Utilities Economic Development
	March	Climate Resilience Parks and Recreation
	April	Development Regulations
	May - June	Planning Commission Review & Recommendation City Council Review & Adoption Preliminary Comp Plan submitted to Department of Commerce
	June	Submittal of Preliminary Comprehensive Plan Draft to Department of Commerce

Public Engagement: Framework



Ongoing Outreach

Website
Social Media
Info at City Hall



Major Events

Survey (Vision, Values, Priorities)
Open House – Goal Development
Open House – Draft Plan



Planning Commission

Ongoing Meetings
Public Input

Draft Community Profile

Updated to reflect most recent data from Thurston Regional Planning Council (TRPC)

1. Page 3-4. Population Trends updated to reflect historic through projected population.
 - Tenino's population is expected to reach 2,795 residents by 2045
2. Page 6. Preference on chart type? Reflects most recent population structure based on age and gender.
3. Page 10. Formatting errors will be corrected prior to final version. No information aside from Figure number was updated.
4. Page 13. Updated Residential Construction Activity based on Department of Housing and Urban Development (HUD) reported numbers.
 - Preference on chart type?
5. Page 20. Formatting errors will be corrected prior to final version.

Land Use Element: Growth Management Checklist

- a. We must integrate relevant county-wide planning policies into the local planning process.
 - The Tenino-Thurston County Joint Plan is scheduled to start the update process in 2026 (Thurston CPED)
- d. Current population projection throughout the plan, must be consistent with the County's sub-county allocation of the forecast and housing needs.
 - Figure 1 and Figure 2, LU-2
- e. Estimates of population densities and building intensities based on future land uses and housing needs.
 - Visual element will be reflected in Land Use map
- n. Requirement to include detailing the siting of organic materials management facilities in Development regulations.

Land Use Element: Draft Review

- **Strategies:**
 - Preserve the historic character of Tenino
 - Showcase the industrial character of Tenino
 - Emphasize the natural character of Tenino
 - Accentuate the artisanal/handmade character
 - Provide context-sensitive development opportunities
 - Participate in regional tourism to bolster the local economy

LU-1

Land Use Element: Draft Review

- Recommend moving downtown plan to appendix.
- Land Use Map – Draft update to expand Commercial corridor further West to encompass two City owned parcels and rezone them from Residential to Commercial.
- Tenino Comprehensive Plan Map

Housing Element: Growth Management Checklist

- e. Capacity of land for housing by income band and housing types must be included.
 - Land Capacity Analysis process has been started
- f. Provide for existing and projected housing needs for all economic segments of the community.
 - Considerations for all income bands will need to include potential programs and actions to achieve housing availability including gaps in local funding and other barriers. Will also need to consider housing locations in relation to employment location and how Accessory Dwelling Units could meet the needs.
- g. Must identify local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing.
 - See Anti-Displacement Measures Technical Memo
- h. Must establish policies and regulations to address and begin to undo racially disparate impacts, displacement, and exclusion in housing caused by local policies, plans, and actions.
- i. Identify areas that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and capital investments.

Next Steps

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Questions?
