

**CITY OF TENINO
PLANNING COMMISSION**

“Provide for growth, which reflects the broad interests of the community, by supplying informed recommendations to the Council.”

**WORK SESSION MINUTES
July 10th, 2008**

- 1. CALL TO ORDER:** The meeting was called to order at 7:05 PM by Chairman Brodersen.
- 2. ATTENDANCE:** Present were Chair Bret Brodersen, Commissioner Dan Budsberg, Commissioner Paul Donohue, and Commissioner Jim Lucas.
- 3. STAFF:** Tunny Vann from Community Youth Services, Pete Swensson & Andy Deffobis, City Planners from TRPC.
- 4. AGENDA APPROVAL:** Commissioner Budsberg moved to approve the agenda, seconded by Commissioner Lucas; Motion carried 4-0

5. ANNEXATION:

A. Public Comments: Chairman Brodersen asked the public if there were any comments regarding the annexation. Sandy Mackie brought in a packet containing a letter and examples of industrial parks and pertinent information regarding industrial zoning for The Commission to look over. Jesse Hoffman discussed the Urban Growth Mandate and felt concerned about how we grow. Ms. Hoffman expressed that she didn't want Tenino to grow drastically but instead periodically. Ms. Hoffman also noted that someone was taking down fliers advertising the meetings and that she would like to see Tenino remain as a sustainable community. Christine Hartman reiterated Ms. Hoffman's point and further noted that she would not like to see "big" stores come to Tenino. Brad Skramsoan, Antique Shop owner, stated that growth is inevitable and that the key to keeping the community small is managing it well.

1. Commission Response- Commissioner Donohue wanted to make it clear to the public that the Commission would like to see and hear more about public opinion. Commissioner Donohue also stated that a goal of his on The Commission is to keep Tenino "walkable". Chairmen Brodersen stated that another goal of The Commission is to keep Tenino looking historic.

B. Commission Discussion- Commercial Land Uses

1. Industrial Use- Commissioner Budsberg started the discussion by noting that his concern was the design standards of the annexed area because most people will be coming from the West and that is what they will see first. Commissioner Donohue mentioned the Joint Commission & Council meeting that was held on July 8th, 2008 with architects and planners whom worked with the Chehalis Tribe and the Grand Mound area. Pete Swensson of TRPC stated that The City of Tenino could forsee something similar to the Lacey Meridian Complex but on a much smaller scale. The topic of taxes came up and Pete noted that residential taxes alone will not generate enough revenue for the city to provide services. Commissioner Donohue brought up the topic of public transportation and the creation of jobs in The City. Pete said that most residence in Tenino work outside of Tenino but The City could expect that to change with the development of the annexation.

2. Commercial Use- Commissioner Budsberg stated that he wanted the "Old" and "New" town to grow together equally. He spoke about the natural barrier that exists between the current town and the annexation. Commissioner Donohue mentioned the idea of utilizing one way streets to maximize parking.

6. PUBLIC COMMENTS:

Lynn Oha Carey took the examples of the buildings and diagrams of developments in other areas of Thurston County and took them around with her asking people if that was what they thought reflected Tenino. Ms. Carey stated that most people said no and that she does not want to see strip malls in Tenino. Brad Skramsoan, Antique Shop owner, stated that Tenino is unique and a good way of maintaining the small town feel is through beautification and creating a common theme between the “old” and the “new”. Jesse Hoffman talked about the importance of shopping locally and supporting the local economy and how she hates big corporations and conglomerates. Commissioner Donohue responded to Ms. Carey by saying that strip malls come at once and what The City has comes overtime. Commissioner Budsberg in response to Ms. Carey stated that he asked the same question many years ago. Commissioner Lucas added that growth is bound to happen and that all cities big or small started out as villages and that a village is what Tenino is now.

7. OLD BUSINESS

A. Traffic Survey and Design Standards : Chairmen Brodersen updated The Commission that a committee was formed to work on this item.

B. Joint Session with City Council: The Commission discussed how the planners that they talked to looked at the environmental constraints first in regards to development.

C. Title 15 Update- Ron Kemp, building official, brought in a packet on Title 15 for The City of Tenino. The Commission will look over the packet and come back to it at a later TBD work session. The Commission was curious about the submittal processes for different permits and the processes of approval. Mr. Kemp stated that each code has a separate administrative chapter with information on submittals and approvals and that The City has these processes outlined on file.

D. Conditional Use Permits- Andy Deffobis of TRPC brought in the staff report for the cell tower hearing that is to be held during the regular meeting on July 17th at 7:30 PM. Pete Swensson of TRPC brought in the staff report for the Wastewater Treatment Plant zoning which will be held the same day at 7:15 PM

E. Presentation- The City of Tenino notified Chairmen Brodersen that The Department of Ecology would like to give a presentation to The Commission on August 14th, 2008 about the environment.

8. ANNOUNCEMENTS:

A. Next Planning Commission regular meeting July 17, 2008- Industrial Use

B. Next Planning Commission work session August 14, 2008- Public/ Semi- Public Other Topics.

10. ADJOURNMENT: The meeting was adjourned at 8:40 PM.

Tunny Vann
Community Youth Services

ATTEST:

Bret Brodersen, Planning Commission Chair

