

**CITY OF TENINO
COMPREHENSIVE PLAN
FOR GROWTH MANAGEMENT**



AND

**JOINT COMPREHENSIVE PLAN WITH
THURSTON COUNTY**



**FOR GROWTH MANAGEMENT IN THE
TENINO URBAN GROWTH AREA**

2006 Edition

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The 2006 Tenino Comprehensive Plan Amendment was prepared through the dedicated efforts of many individuals:

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TABLE OF CONTENTS

CHAPTER	TITLE
I	Introduction and Background
II	Quality of Life
III	Natural Resources
IV	Land Use
V	Transportation
VI	Parks, Recreation and Open Space
VII	Capital Facilities
VIII	Economic Development
IX	Housing
X	Historic Preservation
XI	Utilities

LIST OF MAPS

FIGURE	TITLE
1	Soils
2	Aquifer Recharge
3	Flood Zones
4	Wetlands
5	Hazardous Slopes
6	Wellhead Protection Zones
7	Developed Lands
8	Future Land Use Map
9	Transportation Network
10	Levels of Service
11	Capital Facilities
12	Historic Preservation
13	Utilities

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CHAPTER I

INTRODUCTION AND BACKGROUND

PURPOSE AND AUTHORITY OF THE PLAN

This comprehensive plan for the City of Tenino and its urban growth area (UGA) actually combines two plans into one. First, for areas within the current city limits of Tenino, this plan presents data and articulates policies designed to help the City adapt to change and to accommodate growth that is expected to occur in the next twenty years. These “Tenino plan policies” apply to, and will only be adopted by, the City of Tenino itself. Secondly, this plan addresses lands within Tenino’s UGA; lands outside the current city limits that have been identified jointly by the City and County for future annexation into the City.

Working cooperatively, the City of Tenino and Thurston County have identified goal and policy statements that will apply to lands outside the current city limits but within the UGA. These “joint plan policies” are identified with an asterisk (*) throughout this document and will be adopted jointly by Thurston County and the City of Tenino. Later in this chapter are details about the relationship of this plan to other documents, including the county-wide planning policies and the Thurston County Comprehensive Plan.

The combined plan has three major purposes: 1) it is a catalogue of existing conditions within the City of Tenino and its UGA; 2) it provides goals and policies as official direction for the City and Thurston County; and, 3) it specifies actions to accomplish those goals.

The establishment of a clear direction for future development ensures that new development meets city standards and is compatible with municipal utility systems. The plan acknowledges the rich history of Tenino as the foundation of the city’s identity and attempts to ensure that identity will survive and continue to be Tenino’s focal point.

The plan is also intended to notify citizens, the development community, builders, and other government agencies of where the City is going in the future. It seeks to establish a clear intent and policy base that can be used to develop and interpret municipal regulations.

This document should also help the City of Tenino secure funding for development projects from outside sources, as needed, by presenting a clear picture of existing conditions, needs, and goals; and by detailing how individual projects fit into and support Tenino’s overall vision for its future.

AUTHORITY TO PREPARE AND IMPLEMENT THE PLAN

The Comprehensive Plan is fundamentally a policy document, the primary regulatory tools the City and County have to implement these policies are the Zoning and Subdivision Ordinances.

The Comprehensive Plan is a legally recognized document which provides the framework for making land use and other planning decisions. It is adopted under the authority of RCW 35A.63 and RCW 35.63. This Act provides authority for decisions and procedures to follow, which will guide and regulate physical development. Additional authority and guidance for the Comprehensive Plan is derived from the Growth Management Act (GMA).

In the 1980's, unprecedented population growth and suburban sprawl, especially in western Washington, threatened the State's forest and agricultural lands, critical wetlands, and wildlife habitat areas. Traffic congestion and air pollution had become major problems, and many sources of drinking water were at risk of becoming polluted. The Washington State Legislature responded to these trends and provided impetus for updating Tenino's Comprehensive Plan by enacting the GMA in 1990.

GMA requires Washington's fastest growing counties, and the cities within them, to plan extensively in accordance with the following goals:

- **Urban Growth.** Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
- **Sprawl.** Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.
- **Transportation.** Encourage efficient multi-modal transportation systems that are based on regional priorities and are coordinated with county and city comprehensive plans.
- **Housing.** Encourage the availability of affordable housing to all economic segments of the population, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.
- **Economic Development.** Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promotes economic opportunity for all citizens of the state, especially for unemployed and disadvantaged persons, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.
- **Property Rights.** Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.
- **Permits.** Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.

- **Natural Resource Industries.** Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.
- **Open Space and Recreation.** Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.
- **Environment.** Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.
- **Citizen Participation and Coordination.** Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.
- **Public Facilities and Services.** Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time of occupancy and use without decreasing current service levels below locally established minimum standards.
- **Historic Preservation.** Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.

HISTORY OF PLAN DEVELOPMENT

This Comprehensive Plan updates the previous Comprehensive Plan which was completed in November 2004. The 2004 Plan updated Tenino's Joint Plan concurrently with the County-wide Comprehensive Plan update and reconfigured the UGA boundary to reflect changes in UGA land use. The 1994 Plan incorporated the requirements of the Growth Management Act (GMA) and included an UGA. The 1990 comprehensive plan provided a foundation for the 1994 Comprehensive Plan.

The 1990 Comprehensive Plan

The 1990 Comprehensive Plan was the product of two years of work by several groups and organizations. The project was initially begun by a group of citizens who were concerned about the future of Tenino. This led to the formation of the Action Committee of Tenino, known as the ACT Committee, which was comprised of Tenino City Council, Planning Commission, Tenino Chamber of Commerce members, other local service club members, and interested citizens.

Working in cooperation with the Department of Community Development's Circuit Rider Program, the Thurston Regional Planning Council (TRPC), and students and faculty of the Habitats Program of The Evergreen State College, the ACT Committee helped to define a vision for Tenino and translate that vision into policy goals and objectives for future development. The project was completed through the sustained efforts and interest of all parties involved. While the Plan was completed in 1990, it was not adopted by the City of Tenino until 1992.

The 1994 Comprehensive Plan for Growth Management

The City of Tenino began updating its Comprehensive Plan to meet requirements of Washington's Growth Management Act (GMA) in January 1992. At that time, the City formed the Tenino Growth Management Committee (GMC) to develop Tenino's GMA Comprehensive Plan. Later in 1992, the City contracted with Northwest Small Cities Services, a private non-profit municipal services and planning organization, to coordinate the GMC's work and draft the updated Comprehensive Plan.

The GMC held open public meetings every two weeks throughout the planning process. In addition, special public meetings were held to discuss major planning decisions such as the designation of Tenino's urban growth boundary and the City's adoption of the Comprehensive Plan. Through Tenino's joint planning agreement with Thurston County, the County Planning Commission and Board of County Commissioners also had the opportunity to recommend changes to the plan where it may conflict with regional goals.

The 2004 Comprehensive Growth Management Plan

In 2001, legislation was adopted mandating that cities and counties operating under the GMA, update their Growth Management Plans every seven years. The fastest growing counties on the west side of the state, including Thurston County, were required to update their plans by December 1, 2004. A previous state law dictated that Urban Growth Boundary Areas (UGA) be updated every ten years. The Tenino City Council agreed to update their UGA during the Comprehensive Plan update process because of some changes in the use of land within the UGA.

In March, 2002 the City of Tenino and Town of Bucoda jointly hired Lynn Kohn, a planning consultant, to help update their comprehensive plans and UGA's. Over the ensuing 21 months, the Tenino Planning Commission held open public meetings twice a month, as well as special public meetings on urban growth boundary issues. Public meetings and hearings were held to finalize the comprehensive plan and urban growth area by the planning commission and by the city council. Through Tenino's joint planning agreement with Thurston County, County Planning staff, their Planning Commissioners and the Board of County Commissioners all had the opportunity to recommend changes to the plan where it may conflict with regional goals.

The 2004 Comprehensive Plan includes chapters on the following subjects:

- Chapter I: Introduction & Background
- Chapter II: Quality of Life
- Chapter III: Natural Resources
- Chapter IV: Land Use
- Chapter V: Transportation
- Chapter VI: Parks, Recreation and Open Space

Chapter VII Capital Facilities
Chapter VIII: Economic Development
Chapter IX: Housing
Chapter X: Historic Preservation
Chapter XI Utilities

The 2006 Comprehensive Growth Management Plan

Amendments to the UGA and Comprehensive Plan text are required pursuant to the Growth Management Act (GMA). The GMA requires the City to review, and if needed, revise the comprehensive plan and development regulations to ensure that they continue to comply with the requirements of the GMA.

This review and amendment project is driven in part to revisions deemed necessary by the City, and in part to assist Thurston County's effort to comply with an order of the WWGMHB dated July 20, 2005 in Case No. 05-2-0002 regarding the sizing of UGAs.

A preliminary examination in July 2005 of the City's UGA found many areas need of adjustments to accommodate future economic development and to assign residential lands that will accommodate the 20-year population projection of 3,340 future residents as allocated by Thurston Regional Planning Council on July 1, 2005.

On September 29, 2005, the Tenino Planning Commission began its review of the Comprehensive Plan. The Planning Commission opened its public hearings on this matter on September 29, 2005, and continued the hearing for eight continuous weeks. The Planning Commission's goal was to:

- a. Evaluate the UGA sizing and the UGA relationship to future land uses;
- b. Review text of the Comprehensive Plan;
- c. Consider assignment of future land use designations within the UGA;
- d. Conduct an analysis of density potential within the City and UGA based on future land uses consistent with the July 1, 2005 population allocation of 3,340; and
- e. Review associated development regulations for consistency with any proposed changes of the Comprehensive Plan text and map.

The Planning Commission began by evaluating a series of potential future land use maps. Analysis indicated that Tenino is capable of reducing its UGA by nearly 100-acres and still provide adequate lands for its projected population and its commercial/industrial economic development needs.

The Planning Commission conducted meetings and hearings, and ultimately provided its recommendation to the City Council on November 22, 2005. The City Council subsequently adopted this updated Comprehensive Plan, 2006 Edition.

Relationship of the Tenino Comprehensive Plan to Thurston County County-wide Planning Policies

Growth management planning is a cooperative process which must occur between the county and cities. Counties are regional governments within their boundaries, and cities are primary providers of urban services within the designated UGAs. In order to effectively balance land use, infrastructure, and finance throughout a region, the GMA requires that an overall vision for growth, plus general county-wide planning policies to implement this vision, be established via a collaborative process between county and city representatives. It is intended that the county-wide policies will serve as a framework for the development of each jurisdiction's comprehensive plan, ensuring consistency between city and county plans, and compliance with the requirements of growth management legislation.

Based on those requirements Thurston County and its cities developed policies dealing with:

- Urban growth areas.
- Promotion of contiguous and orderly development and provision of urban services.
- Joint county and city planning within the UGAs.
- Siting county-wide and state-wide public capital facilities.
- Analysis of fiscal impact.
- Economic development and employment.
- Affordable housing.
- Transportation.
- Environmental quality.
- Establishment of future policies.

As they are now organized, each chapter consists of a general framework policy which establishes the overall direction for the more specific topics and associated policies. The county-wide planning policies were originally adopted by the Board of County Commissioners in 1992 after ratification by each of the seven cities and towns within Thurston County. These policies were updated in 2003 with minor changes and were ratified again by each of the cities and towns in Thurston County. The City of Tenino has taken these policies into consideration in the development of the goals and policies of this plan.

Relationship of the Tenino Comprehensive Plan to the Thurston County Comprehensive Plan

This plan presents text, goals, policies, actions, and maps in most of the eleven chapters that follow. Most of these plan provisions apply within the incorporated City of Tenino alone, while others affect unincorporated areas within Tenino's urban growth boundary. The City of Tenino will thus adopt this entire plan, including all text, goals, policies, actions, and maps. Thurston County will adopt selected text, goals, policies, actions, and maps that apply to unincorporated areas within Tenino's urban growth boundary. The County's Capital Facilities

Plan will apply to the Tenino UGA. Both the City of Tenino and Thurston County will adopt this chapter in its entirety.

The Thurston County Comprehensive Plan has policies that apply to all unincorporated areas throughout the County, including the unincorporated areas within Tenino's urban growth boundary. County policies will apply in these areas except where they conflict with policies in this plan. Where they conflict, the policies in this plan will apply.

In some cases, policies in this plan are consistent with, but are more specific than, policies expressed in the Thurston County Comprehensive Plan. In these cases, both the Thurston County Comprehensive Plan and the Joint Plan policies will apply.

Comprehensive Plan Amendment Process

Since this Comprehensive Plan is adopted in its entirety by the City of Tenino, and in part by Thurston County, different processes for amending the plan must be followed depending on the nature of the proposed amendment. For proposed amendments to plan text, goals, policies, actions and maps that would affect only the incorporated areas within Tenino's urban growth boundary, the City of Tenino alone would consider the proposed amendment. The City should be liberal in determining whether a proposed amendment to the plan would affect unincorporated areas within the urban growth boundary, and should generally inform the County of any proposed amendment. The City's process for considering such amendments would involve public notification and a public hearing as well as recommendation by the City Planning Commission and final approval by the City Council of any amendments. For proposed amendments to plan text, goals, policies, actions, and maps that would affect unincorporated areas within Tenino's urban growth boundary, including the specific goals, policies, actions, and maps identified throughout this plan for joint adoption by Thurston County, the City and County would each consider the proposed amendments. Per Thurston County County-wide Planning Policies, Section III: Joint County and City Planning Within Urban Growth Areas, the city assumes lead responsibility for preparing the joint plan for its UGA in consultation with the county and adjoining jurisdictions. Policy 3.1a calls for the City and County to jointly agree to the level and role of county involvement at the outset of the project, including the role of each jurisdiction's planning commission. Thurston County will consider any amendments proposed by the City. Thurston County's process for considering such amendments would involve a public hearing and approval by both the County Planning Commission and Board of County Commissioners, and would take place concurrently with the City of Tenino's process.

In accordance with RCW 36.70A.130, proposed amendments or revisions of this Comprehensive Plan will be considered by the City of Tenino and Thurston County no more frequently than once every year, except as so order by an agency or court with authority (TMC 18A.20.030). All proposed amendments will be considered by the City and County concurrently so that the cumulative effect of the various proposals can be ascertained. However, the City and County may

also adopt amendments or revisions to the Comprehensive Plan that conform to RCW 36.70A.130 under the following circumstances:

- Emergency compliance with a growth management hearings board order or court must occur, during initial adoption of a subarea plan;
- Due to the adoption or amendment of a Shoreline Master Program, or;
- Amendment of Capital Facilities element of the Comprehensive Plan if it occurs concurrently with adoption or amendment of a city budget.

The City of Tenino will notify property owners or other affected or interested parties of the proposed amendments to the Comprehensive Plan or development regulations, similar to the notification requirements under the State Environmental Policy Act (SEPA).

The City will notify the Washington State Department of Community, Trade and Economic Development (CTED) at least 60-days prior an intended date of adoption of any changes to the Comprehensive Plan or development regulations. The City shall provide copies of the Comprehensive Plan and development regulations amendments to affected jurisdictions, those parties that have expressed an interest in reviewing these documents and to the Washington State Department of Community, Trade and Economic Development (CTED) for review and comment at least 60 days prior to the intended date of adoption. The adopted Comprehensive Plan and development regulations amendments shall be submitted to CTED within 10 days after adoption with a copy of the adopting ordinance.

Public Participation Plan

Amendments to the Growth Management Act require cities and counties to develop a Public Participation Plan. The Public Participation plan and schedule is detailed in TMC 18A.20 Comprehensive Plan Amendments, Appeals and Violations.

The purpose is to provide citizens with information about, and an opportunity to comment on the City's Comprehensive Plan which serves as the guide for growth and development.

Methods of notification include:

1. Insert informational flyers into water bills.
2. Notice the City's official local newspaper.
3. Post public notices on or near City Hall.
4. Open House hosted by Planning Commission or Council, if appropriate.
5. Post notification to the City's website.
6. Individual mailouts to affected property owners

Subject of public notices and hearings are detailed in TMC 18.40.180 and 190 respectively.

CHAPTER II

QUALITY OF LIFE

This chapter discusses Tenino's history and quality of life issues that have been translated into goals and policies to help guide future development. Tenino citizens are very proud of their heritage and would like to see it enhanced and preserved for future generations.

HISTORY OF TENINO

"Tenino" is a Nisqually Indian word meaning "meeting place" and is also the name of the dialect of the Nisqually language that was spoken here. Tenino remains a significant and natural meeting place today for all its residents and visitors.

Tenino was shaped by the interaction of its people, history, and landscape. The City began as a settlement along the Oregon Trail and later became a major depot for trains traveling between Portland and Seattle. Soon after settlement, it emerged as a major source of sandstone used in building construction along the West Coast. Reminders of this rich history still exist throughout the City, particularly the fine sandstone buildings, quarry sites, trail markers and the old train depot.

Tenino is located on the historic Oregon Trail. In 1872 a railroad line from the Columbia River to Tenino's Hodgden Street was completed. This was the closest mainline rail transportation to Olympia, which was not served by rail at that time. From the Tenino depot, two stage coaches ran daily to the capitol city. A branch line to Olympia was completed in 1878.

Sandstone quarries came after the railroads, and were a major industry in the City for several decades. In 1888, Van Tine and Fentons' Tenino Stone Company founded the first quarry, now the site of the City pool. This development was followed by the Eureka Sandstone Company on the east side of the City and later the Hercules Stone Company on the west side of the City. By 1912, concrete had become a widely used construction material, and the sandstone industry declined. However, the quarries operated until the 1930's.

With the hope for another source of prosperity, exploratory oil wells were drilled in and around the City in the 1940's but these failed to produce positive results. Logging and farming later became the major employers in Tenino, and the City is still a regional trading center for south Thurston County.

Tenino is also famous for its wooden money. When the Great Depression hit in 1920, Tenino created wooden money to relieve the currency shortage. Tenino's ingenuity became famous in an economically depressed world.

Until 1954, Highway 99, the major route through the City, was the primary north/south route between Portland and Seattle and the major transportation

route for the West Coast. During that period, Tenino's economy was oriented to tourism from the highway. With the completion of Interstate 5, the major transportation corridor was moved west of the City, and since 1954, Tenino's ability to capture the tourist trade has diminished substantially.

During the early 1970's, Tenino experienced rapid growth, as did the rest of the County. Since 1980, however, growth has slowed to a fraction of the growth rate of the 1970's.

Tenino has become a bedroom community of Tumwater, Olympia and Lacey, many new residents preferring to live in a small community and commute to the larger urban areas for employment and services. Because Tenino does not have a city sewer system, hopes for economic growth are on-hold until one is developed and it can also be assumed that Tenino will continue to experience relatively slow growth. Once a functional sewer system is available, the city will be able to grow and provide opportunities for residential, commercial/retail and industrial growth.

QUALITY OF LIFE

The Comprehensive Plan contains three topic categories: Goals, Policies and Actions. This chapter contains quality of life goals, and Chapters III - XI contain the topic specific achievement-oriented goals. The quality of life goals presented here describe the overall desired state of the community regardless of changes in achievement goals or other factors which affect the development of the community. Achievement goals are more likely to change as they are more directly related to actions and physical development plans and will be affected by outside factors which will be determinants of growth in the future.

There are three sub-topics of this chapter: change, use of local resources, and public health, safety and welfare. Each addresses a particular aspect of the desired quality of life for the Tenino community. All goals and policies in this chapter apply to the City of Tenino alone and are adopted solely by the City of Tenino.

CHANGE

Change is inevitable. Many changes, such as economic and environmental changes, are beyond local control and influence. Anticipated and unanticipated changes can have positive or negative effects on the community. Recognition and readiness to meet changes and challenges partially determine the nature of the impacts of change and can turn changing events into positive opportunities.

Goal QL-1: The City of Tenino should be prepared to accommodate change.

Policy QL-1.1: The City of Tenino will anticipate, facilitate, and affect positive change by identifying and coordinating public, private, and joint responsibilities to exploit change for the betterment of the community.

Policy QL-1.2: The City will identify and work with local and regional public and private agencies which monitor and report indicators of change.

USE OF LOCAL RESOURCES

Local resources include people, their knowledge and experience, geography, geology, history, public facilities and natural resources and other factors. Use of local resources avoids duplication of efforts, involves people in local government and actions, and enhances community pride. Fortunately Tenino has a rich, well-known history and a tradition of “can do” community involvement among its citizens. The continued involvement, energy, and interest of the people of Tenino are vital to the welfare of the City.

Local resources also include governmental and semi-public agencies, such as Thurston County Parks and Recreation, Environmental Health, Thurston County Economic Development Council, Transportation task forces and similar organizations.

GOAL QL-2: Local resources should be used whenever possible in new development and expansion of existing development to encourage efficiency and to build on what already exists.

Policy QL-2.1: The City shall actively seek citizen involvement, volunteerism and activism in the public and private sectors, specifically in government, youth activities, historic preservation and others.

Policy QL-2.2: The City will encourage public and private involvement in community activities.

Policy QL-2.3: The City will educate the public about Tenino's history and future.

PUBLIC HEALTH, SAFETY, AND WELFARE

Every citizen of Tenino should have access to quality health, safety and welfare benefits. The City of Tenino recognizes that it cannot economically provide for all of its citizens' needs in these areas. It can, however, acknowledge what it is able to provide and identify the responsibilities of the public and private sectors, both locally and on a regional basis. As the Tenino area has a large number of retired and senior citizens, services that provide for their needs will be necessary.

GOAL QL-3: Provide for health, safety, and welfare benefits through a combination of public and private services and programs that are accessible and affordable.

Policy QL-3.1: The City shall identify and provide health, safety, and welfare programs and benefits that are relevant to the needs of the Tenino community.

Actions: Identify, catalogue, and assess the local, county, state, public and private programs and services presently available.

Define the public and private responsibilities to provide quality benefits.

Monitor the changes in health, welfare, and safety requirements of the Tenino community.

Investigate and implement new funding sources and incentives for additional public and private benefits to all sectors of the population.

Comply with the requirements of the Americans with Disabilities Act (ADA).

CHAPTER III

NATURAL RESOURCES

Introduction

Natural features include the soils, groundwater and surface water that largely determine the suitability of land in the Tenino area for urban development, as well as the natural functions (flooding, landslides, earthquakes, etc.) that are prevalent in the area. Natural features also include the flora and fauna, some of which need protection from development and are listed as a threatened or sensitive resource.

Information for this section came primarily from 5 sources: The USDA Soil Conservation Service Soil Survey for Thurston County, the Thurston County Conservation District, the July 2002 City of Tenino General Sewer Plan, the Thurston County Geodata Center and the Draft Natural Hazards Mitigation Plan for the Thurston Region. Thurston County and the Washington State Department of Ecology were also consulted on several resource issues.

Soils

Soils in Tenino are predominantly loams with very gentle slopes. Loams are rich soils composed of clay, sand and some organic matter. Downtown Tenino is comprised primarily of Spanaway gravelly sandy loam, this soil type is well suited to homesites however their main limitation is poor filtering capacity which impacts septic tank absorption fields. If the density of housing is moderate or high, community sewage systems are needed to prevent contamination of water supplies caused by seepage from onsite sewage disposal systems.¹

McKenna gravelly silt loam borders Scatter Creek which is a moderately deep, poorly drained soil and not recommended for homesites.

Surface Waters

Surface waters in Tenino and the UGA include Scatter Creek and its headwater tributaries draining Cozy Valley, Northcraft Mountain, and Blumaer Hill. The Mill Pond is located on the southeastern corner of Tenino and is fed by seeps and springs from the Blumaer Hill/Northcraft Mountain drainage. Another small pond is immediately east of McDuff Road and immediately north of Scatter Creek. There is another pond that has its headwaters along Vantine Road and Old Military Road.

The soils in Tenino are predominantly loams with gentle slopes

Scatter Creek and its tributaries comprise the surface waters in Tenino.

Tenino is in WRIA 23.

¹ USDA Soil Conservation Service, Soil Survey of Thurston County, Washington

Tenino is in the Upper Chehalis Water Resource Inventory Area (WRIA Number 23). According to the Index of Watershed Indicators provided by the EPA, The WRIA has a score of 3 which indicates “Less Serious Water Quality Problems – Low Vulnerability to stressors such as pollutant loadings.”

The Washington State Department of Ecology (Ecology) has included Scatter Creek forming the northern part of Tenino’s city limits, as part of the Chehalis River Basin’s Category 4A list for Dissolved oxygen. This will require a clean-up effort throughout the watershed. Tenino’s portion of Scatter Creek also is listed as a Water of Concern for pH. Scatter Creek does meet tested standards for Fecal Coliform.

To the east, between Tenino and Rainier, is McIntosh Lake, part of the Scatter Creek watershed which received a Category 5 listing for Total PCBs. Cozy Valley, which drains into Scatter Creek, also received a Category 5 listing from Ecology for Temperature. These two category 5 listings will probably be addressed when more tributaries in the watershed become problematic and receive listings as well.

The July 2002 Tenino General Sewer Plan recommended that Scatter Creek, the Skookumchuck and the Deschutes River are not suitable for the discharge of treated effluent, if a sewage treatment plant is developed in Tenino.

Critical Areas

Critical areas are defined by [RCW 36.70A.030](#) to include wetlands; critical aquifer recharge areas; frequently flooded areas; geologically hazardous areas (i.e., erosion, landslide, seismic, and volcanic hazard areas); and streams, fish and wildlife habitat areas, and natural resource lands (including agricultural, forest, and mineral lands. All of these critical areas are of special concern to the people of Tenino and the State of Washington, Under RCW 36.70A.060, the Growth Management Act mandated that local governments identify and adopt development regulations to preclude land uses or development that are incompatible with critical areas.

In addition in 1995, the Growth Management Act further charged cities and counties with developing an ordinance regulating critical areas to use the Best Available Science.

There are both listed threatened and sensitive resource species of flora and fauna in Tenino

The following critical areas exist in Tenino:

	Tenino	UGA	Total
Total Acreage	531	499	1,030
Aquifer Recharge Areas	515	271	786
Extreme	467	223	690
High	14	7	21
Moderate	34	41	75
100 Year Floodplain	13	25	38
Wetlands	23	26	49
30-40% Slopes	30	106	137
40%> Slopes	18	72	90

Ground Water and Critical Aquifer Recharge Areas

Ground water is recharged by precipitation and surface waters through infiltration and percolation. The aquifer in the City of Tenino is unconfined. Most of the land area in Tenino and in the UGA are classified as extremely critical for susceptibility for contamination (453 acres in the City limits and 355 acres in the UGA). These are areas “which provide very rapid recharge with little protection, contain coarse soil textures and soil materials, and are derived from glacial outwash materials.”² Water from rain and other sources moves very rapidly into the water bearing soil layers (which are as shallow as three feet below grade and as deep as 83 feet). Runoff carries contaminants from roads, farms, and other areas quickly through these porous soils.

The City of Tenino obtains its drinking water from this aquifer. The water quality is good and during most of the year does not require chlorination. However, the number of contaminated wells in the south Thurston County region has risen rapidly during the last few years, probably due to increasing urbanization, heavy agricultural use, and failing septic systems. The aquifer recharge zone of greatest concern to Tenino is in the southwest portion of the city. Tenino has passed an aquifer protection ordinance to limit the intensity and type of use on this land. Please refer to map 2 for location of this zone.

98% of Tenino's land base is in an aquifer recharge area.

87% of the aquifer recharge area has been designated as extremely susceptible to contamination.

There are 56 acres of land within the city limits and UGA that are located in the 100-year floodplain.

66 acres of the city and UGA are in wetlands and 51 acres have slopes over 30%.

Tenino gets its drinking water from the aquifer underneath the city.

There is a potential of pollution of the aquifer from septic tanks and stormwater runoff.

² Thurston County Critical Areas Ordinance, February 1994.

The July 2002 City of Tenino General Sewer Plan relates that based on published data, the amounts of water moving through the shallow aquifer system were calculated at between 62,500 gallons per day per square foot of aquifer in the upper reaches of Scatter Creek east of Tenino to over 2 million gallons per day/ft² in Rock Prairie. Average velocities of water within the aquifer likely range between 0.3 and 1.5 feet/day.

Average water velocities through the shallow aquifer system are between 0.3 and 1.5 feet/day.

Frequently Flooded Areas

The Federal Emergency Management Agency (FEMA) has defined the extent of the 100-year flood boundary in order to establish actuarial flood insurance rates and to assist communities in efforts to promote sound flood plain management. Tenino's 100-year floodplain is associated with Scatter Creek and its tributaries. Development on flood plains retards their ability to absorb water, restricts the flow of water from land areas, and causes hazards downstream. The Tenino municipal code requires a site analysis and compliance with the provisions of the National Flood Insurance Program as conditions of development in these areas. Development in the floodway of Scatter Creek is prohibited. According to the Thurston Regional Planning Council's Geodata Center, approximately 11 acres within the city limits are in the 100-year floodplain.

Development in the floodplain is limited and requires a site analysis and compliance with National Flood Insurance Program.

The Thurston Regional Natural Hazards Mitigation Plan estimates that in 2000, 91 people or 6% of the population live in a flood hazard area. There are no critical public facilities in Tenino listed as being in a flood hazard area.

Wetlands in Tenino are classified as palustrine wetlands.

Wetlands and Shorelines

Wetlands are fragile ecosystems that assist in the reduction of erosion, flooding, and ground and surface water pollution. Wetlands also provide an important habitat for wildlife, plants and fish. All wetlands in and around Tenino are classified as palustrine, meaning they are associated with the shorelines of lakes and river channels. They have several sub-classifications depending upon their vegetation and soils.

Wetlands are a major asset to Tenino as natural areas, development buffers and a water channel for urban and rural runoff.

Wetlands in Tenino are associated primarily with Scatter Creek and its tributaries. The wetlands of Scatter Creek are a major natural asset to the City of Tenino as a natural area because they provide a buffer for development and a water channel for urban and rural runoff. The Scatter Creek drainage has narrow areas where no wetland designations exist, but on average the wetland portion of the creek system is between 150 and 560 feet wide. According to information from the Thurston Geodata Center, there are approximately 17 acres of wetlands within the city limits and another 49 acres in the UGA.

Tenino has an aquifer protection ordinance to limit potential pollutants.

Development in and around Tenino's wetlands is regulated by regulated by the Critical Areas and Natural Resource Lands Ordinance.³

Under this ordinance, wetlands must be inventoried and mapped as part of the permitting and project review process, development in wetlands is controlled and limited to specific uses, and best management practices are required to minimize impacts to wetlands.

Scatter Creek is also protected under Tenino's Shorelines Management Program. The City adopted the *Shoreline Master Program for Thurston Region* as its official shoreline document regulating uses and activities along the shoreline of the City. Thurston County is updating its Shorelines Program and when complete, Tenino will adopt the update as well as future amendments, as part of this Comprehensive Plan.

Shorelines jurisdiction for Scatter Creek extends to the greater of the following: 200 feet from the ordinary high water mark, the 100-year flood plain edge, or the associated wetland edge of Scatter Creek. The Tenino Planning Commission is the deciding body for shoreline permits.

Geologically Hazardous Areas

These include steep or unstable hillsides. In Tenino, the hillsides to the south (behind the City Park) are quite steep and could pose a potential landslide hazard. The Natural Hazards Mitigation Plan lists 15 people living in the landslide hazard area.

Fish and Wildlife Conservation Areas

The Soil Survey of Thurston County, Washington describes the flora and fauna of the Tenino area (by soil type) and the following description was paraphrased in the July 2002 City of Tenino Sewer Plan: Much of the cleared and developed areas in Tenino once supported stands of native old-growth fir, cedar, and hemlock and associated under-story growth of brush and ferns. Conversion of the land to agriculture has brought about the introduction of a variety of both native and non-native species of trees and shrubs such as: noble firs, blue spruce, fruit trees, maples, cypress, and a variety of pines, rhododendrons, roses, beech trees, birches, and poplars.

The more sparsely developed uplands and rural areas support the more native, yet second growth Douglas fir, Oregon white oak, lodgepole pine, red alder, western red cedar, willow, Oregon maple and vine maple. The

The Critical Areas and Natural Resource Lands Ordinance regulates development in and around the city's wetlands.

Scatter Creek is protected under Tenino's shorelines management program.

The area south of the City Park has steep or unstable hillsides.

Native and non-native species of trees and shrubs were introduced along with the conversion of land in Tenino to agriculture.

³ Tenino Municipal Code 18D.

under-story is typically a dense tangle of Oregon-grape, salal, ferns, Indian Plum, salmonberry, huckleberry, dogwood, blackberry, devils club, mosses, and lichens. Once cultivated fields and pastures are vegetated by thick grasses such as meadow fescue along with moss, lichens, ferns, scattered stands of fir, and Oregon white oak. Scotch broom, thistles, and tansy ragwort have invaded some of these open areas.

The Tenino area also provides habitat for a variety of fish and wildlife. The more developed portions of Tenino are residence to, or visited by, variety of bird life that is typically found in lowland areas of the Pacific Northwest. The types of species and their numbers are too numerous to list here and usually vary from season to season. Past planning efforts established the Urban Growth Boundary to limit development and conserve surrounding areas for natural resource uses. It is anticipated that the preservation of wetlands and buffer areas, as well as use of open space for any new development will mitigate future adverse impacts to fish and wildlife.

With assistance from the Thurston Conservation District concerned landowners along Scatter Creek have begun a process to develop a Habitat Conservation Plan (HCP). The Scatter Creek Watershed is a large area that extends from MacIntosh Lake west across I-5 to Rochester. The Scatter Creek HCP will address endangered species compliance of the Endangered Species Act for the listed species on Scatter Creek. The species covered in the HCP, include: Great Blue Heron, Slender-billed White-breasted Nuthatch, Western Grey Squirrel, Whitetop Aster, Oregon Vesper sparrow, Mazama Pocket Gopher, Whulge Checkerspot, Bald Eagle and Oregon Spotted Frog.

In Scatter Creek itself, the HCP will look at: Bull trout (currently not present), Chinook (potential for lower Scatter Creek), Chum (historical and current presence), Cutthroat trout (found throughout Scatter Creek), Coho (found throughout Scatter Creek, Pacific lamprey (likely in Scatter Creek), River lamprey (likely in Scatter Creek) and Steelhead (likely in Scatter Creek). Coho, Chum, Cutthroat and Steelhead and possibly bull trout utilize the creek for both spawning and rearing purposes. Coho salmon spawn and rear in almost all of Scatter Creek. The fry emerge from eggs and rear for 1-2 years in the creek. Cutthroat salmon spawn in Scatter creek, emerge from the eggs and rear in the creek for 1-4 years. Chum salmon spawn in Scatter Creek, and then migrate out after 1-2 weeks. Winter and summer steelhead spawn and rear in Scatter Creek also. They both remain in the creek as smolts for about 3 years before migrating to salt water.

Nuisance species such as Scotch broom, thistles and tansy ragwort have invaded meadows that were once cultivated

Concerned landowners and the Thurston County Conservation District are developing a Habitat Conservation Plan (HCP) for Scatter Creek

Fish species of concern in Scatter Creek include: Coho, chum salmon, steelhead and bull trout. Cutthroat is proposed for listing.

Development near the Creek and its tributaries must comply with Fish and Wildlife Department requirements to restore threatened species

Currently Southwest coastal coho is a candidate species for listing under the ESA, chum salmon is a threatened species, steelhead is a threatened species, bull trout is a threatened species and cutthroat trout is a proposed species for listing. According to Debbie Carnevali, the State Fish and wildlife Habitat Biologist for the Tenino area, the Olympic mudminnow may also be found in Scatter Creek⁴

GOALS, POLICIES AND ACTIONS

Goals, policies, and actions denoted with an asterisk (*) will be adopted jointly by the City of Tenino and Thurston County. All other goals, policies, and actions apply only to incorporated areas of the City and will be adopted by the City of Tenino alone.

GOAL NR-1: Continue to promote, preserve, and maintain the natural environment which contributes towards the underlying quality of life elements of the City of Tenino.

Policy NR-1.1: The City shall consider environmental impacts when making land use decisions and use the best available science in its development regulations.

Policy NR-1.2: The City shall strive to preserve clean air, water, and terrain.

Policy NR 1.3: The City shall strive to preserve Scatter Creek and its shorelines in a clean and healthy condition.

Policy NR-1.4: The City shall strive to protect drainage ways from pollution and erosion sources.

Policy NR-1.5: The City shall strive to preserve and protect the quality of the aquifer.

Action: Adopt standards in identified critical aquifer recharge areas which mitigate the recharge limiting effect of impermeable surfaces or other factors affecting ground water recharge or water quality.

Action: Adopt standards that provide incentives encouraging the use of vegetative ground covers.

Policy NR-1.6: The City shall strive to preserve significant open spaces in Tenino and ensure that open spaces are always part of the City.

⁴ July 2002 Tenino Sewer Plan

Actions: Designate and update maps of environmentally sensitive areas such as the aquifer, wetlands, viewsheds, and buildable areas in Tenino and its environs.

Encourage private-sector developers and landowners to increase wildlife habitat through “fence rows” and “shelter buffers”.

Adopt standards which ensure that project design identifies impacts of development on the aquifer and natural environment.

If needed, request assistance from the sister cities, Thurston County, the Thurston Regional Planning Council, in administration of city ordinances which require development and permit review.

***GOAL NR-2: Protect and enhance critical resources and habitats.**

Policy NR-2.1: Use Best Available Science in preserving and enhancing resources for anadromous salmonids and local species of concern in Scatter Creek and any other impacted waterways.

Policy NR-2.2: In development regulations, require a notice on plats and permits issued for development activities near designated resource lands within 500 feet of the resource.

Action: Coordinate land use policies with needs for water source development and the implementation of wellhead protection efforts.

Policy NR 2.3: Identify and protect any fish and wildlife habitat areas with which endangered, threatened, or sensitive species have a primary association.

Policy NR 2.4: Identify and consider the impact of new development activities on wildlife habitats containing species of local importance, naturally occurring ponds, waters of the state, and lakes, ponds, streams or rivers planted with game fish by a governmental agency or tribal entity.

*Policy NR 2.5: Adopt Thurston County’s Shorelines Master Program goals and policies by reference, as part of this Comprehensive Plan and include subsequent amendments.

GOAL NR-3: Protect private and public property and loss of protected habitat from flooding.

Policy NR 3.1: Adopt a comprehensive storm drainage plan for the study area.

Action: Develop a comprehensive storm drainage plan.

Policy NR 3.2: Adopt building, mechanical and other codes that address flood plain construction practices.

Policy NR 3.3: Consider adopting Thurston County's Stormwater manual or similar stormwater manual and subsequent updates.

Policy NR 3.4: Incorporate flood plain considerations and flood damage protection measures in the location, design, and construction of new development including public facilities, utilities and other public improvements, where appropriate.

GOAL NR-4: To ensure that development in geologically hazardous areas will be consistent with public health and safety concerns.

Policy NR 4.1: Identify potential geologically hazardous areas and require engineering, architectural or geo-technical investigations and certifications be made prior to approval of development permits or authorizations to proceed.

Policy NR 4.2: Adopt standards governing excavation and grading.

Policy NR 4.3: Consider soil instability, slopes, shrink/swell potential and other limitations for building and road construction in the processing of development applications.

Policy NR 4.4: Adopt standards for the restoration and protection of critical areas impacted by excavation and surface disturbance.

Policy NR 4.5: Adopt standards for relating lot area and density of development to the degree of slope and soil capability.

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CHAPTER IV LAND USE ELEMENT

Introduction and Background

This land use plan has been developed to inventory, analyze and plan for land uses in the City of Tenino and the adjacent Urban Growth Area (UGA). It represents Tenino's and Thurston County's policy plan for accommodating growth over the next 20 years. The land use plan is a key element in implementing the Comprehensive Plan: it relates to all other plan elements and presents consistent goals and objectives which will guide adoption of development regulations.

The land use plan describes general characteristics of Tenino's population, the distribution of current land uses, and the availability of land to accommodate development. The plan analyzes the implications of population and development trends and translates this information into official City and County policy.

The land use plan is comprised of twelve sections:

- Introduction and Background
- Population and Demographic trends
- Population Forecasts
- Physical Overview
- Natural Features
- Existing Land Use and Development
- Current city zoning
- Buildable Lands
- Future Land Use Needs
- Urban Growth Area
- Essential Public Facilities
- Goals and Policies

Population and Demographic Characteristics and Trends

In order to forecast land use needs over a 20-year planning horizon, population and demographic trends and characteristics must be considered as well as land uses. This section looks at past and current trends and existing studies and attempts to estimate future growth for Tenino.

Historic Growth Trends

When Tenino incorporated in 1906, it was a bustling community powered by the railroad and the sandstone quarries. By 1910, there were 1,038 people living in Tenino, comprising 5.9% of the County's population

Tenino's economy was based on the sandstone quarries and the railroad in the early 1900's.

Population growth slowed after the quarries and the railroad closed in Tenino.

Tenino comprised about 0.7% of the County's population over the last decade.

Currently, Tenino has a small commercial base but most residents work outside the community.

to decline, impacting Tenino's job market and in the 1950s, another decline began with the opening of Interstate 5 that reduced travel through Tenino.

Between 1970 and 1980, the County grew 62 percent and Tenino grew 33 percent. Between 1980 and 1990, the County's growth slowed to 29 percent (3 percent annually) and Tenino's growth halted almost completely (0.1 percent annually).

Between 1990 and 2000, Thurston County's average annual growth rate slowed to 2.5% and Tenino's increased to 1.1%.

***Table 1: Tenino Population 1910 – 2002**

Year	1910	1920	1930	1940	1950	1960
Population	1,038	850	938	952	969	836
**Percent Change		-2%	1.0%	0.1%	0.2%	-1.5%
Percent of County Population	5.9%	3.8%	3.0%	2.6%	2.2%	1.5%

Year	1970	1980	1990	2000	2003
Population	962	1,280	1,292	1,447	1,495
Percent Change	1.4%	2.9%	0.1%	1.1%	
Percent of County Population	1.3%	1.0%	0.8%	0.7%	0.6%

*Source: Thurston Regional Planning Council's The Profile, October 2002

** Average Annual Rate of Change

Today, Tenino makes up 0.6% of the County's population.

Household Characteristics

Table 2 below, is based on the 2000 Census Profile of General Characteristics and shows households by type in Tenino and the percentage in Thurston County for 2000:

The comparisons between Tenino and Thurston County show that Tenino has significantly fewer married couple families and more female householders with no husband present, than in the County. The percentage of female households with children under 18 is also higher than in Thurston County. In addition, the percentage of individuals aged 65 years and over is significantly higher in Tenino than in Thurston County.

Almost 16 % of households are headed by a female.

Over 13 % of households in Tenino are 65 years old or over, as compared to 8% in the county.

Tenino has the smallest proportion of working aged persons, from 18 – 64 years (56%) in the county.

Table 2: Household Characteristics (2000 Census)

	Number for Tenino	Percent for Tenino	Compared to Thurston County
Total Households	575	100%	
Family Households (families)	397	69%	67.3%
With own children under 18 years	217	37.7%	33.0%
Married couple family	280	48.7%	53.1%
With own children under 18 years	138	24%	23.5%
Female householder, no husband present	90	15.7%	10.3%
With own children under 18 years	62	10.8%	7.0%
Non-family Households	178	31.0%	32.7%
Householder living alone	157	27.3%	25.1%
Householder 65 years and over	78	13.6%	8.0%
Households with individuals under 18 years	232	40.3%	35.4%
Households with individuals 65 years and over	156	27.1%	20.3%
Average household size	2.52		2.50
Average family size	3.01		2.99

The average household size in 2002 was 2.52 persons per home.

Tenino's median age in 2000 was 34.2 years.

Age Characteristics

Countywide, the population is growing older. The 2000 Census information shows that the median age of the county's population was 36.5 years, up from 33.6 years in 1990. The median age in Tenino in 2000 was 34.2 years.

The City of Tenino has the largest proportion of those aged 65 years and older (13.6%) of all cities in Thurston County. Tenino also has the smallest proportion of working aged persons, from 18 – 64 years (56%) in the county.

Ethnic Composition

Thurston County is racially more diverse in 2000 than in 1990, similar to both state and national trends, and is also true for Tenino.

The following chart gives the breakdown of ethnic groups in Tenino for 1990 and 2000, according to the U.S. Census:

Table 3: Ethnic Composition in Tenino

	1990 Census	Percent	2000 Census	Percent
Total population	1,292	100%	1,447	100%
White	1,217	94.2%	1,310	90.5%
African American	8	0.6%	12	0.8%
American Indian or Alaska Native	27	2.0%	17	1.2%
Asian	6	0.5%	45	3.1%
Native Hawaiian/Pacific Islander			1	0.1%
Hispanic or Latino (of any race)	34 (other race)	2.6%	55	3.8%

Housing Characteristics

The 2000 Census showed that Tenino had a total of 615 housing units. Forty units or 6.5% were vacant. The homeowner vacancy rate was 2% and the rental vacancy rate was 10%.

Census information also shows that in 1990, there were a total of 524 units in Tenino. Over the next 10 years, to 2000, there was a gain of 91 units. By 2002, 12 more units were estimated as built in the city limits for a total of 627.

The following chart compares housing unit information for 1990, 2000, and 2002. The 1990 information was taken from the 1990 Census. The 2000 information was provided by the Office of Financial Management and the 2002 information was taken from the Thurston Regional Planning Council's, The Profile, October 2003.

Between 1990 and 2000, Tenino's ethnic mix includes almost 4% more minorities than in 1990.

The largest increase in minority populations in Tenino has been in the Asian community. In 1990 there were 6 Asians listed. In 2000, there were 45 Asians.

There were 615 housing units in 2000 with a 6.5% vacancy rate.

Table 4: Housing Units

	*Total Housing Units	Single-Family	Manufactured Homes	Multi-Family	Total Housing Starts
1990 Census	524	389	50	85	3
2000 OFM Est.	615	447	92	76	10
	New Housing Starts				
2002 OFM est.	627	14	7	0	21

*Note: Mobile homes, trailers and manufactured homes are sometimes counted as single-family units, therefore total housing units may be different than total of all single-family, manufactured homes and multi-family units.

From 1990 through 2002 the average number of housing starts per year was 11 units, according to the October 2003, Thurston Regional Planning Council's (TRPC) "The Profile", the majority of units (72%) built between 1990 and 2002 were manufactured homes.

Subdivision Activity

In 2002, 2 applications were made with the City Clerk to develop 6 new lots. In the first 2 months of 2003, four building permits were issued for single-family homes, according to the Tenino Building Department.

Median and Per Capita Income

According to the 2000 Census data, Thurston County's median household income for 1999 was \$46,975. This is about \$1,200 above the statewide average and is a change from the 1990 Census where Thurston County was below the statewide average. In 1989, Tenino's Median Household income was \$19,545. In the 2000 Census, it's listed as: \$34,526, substantially higher than in 1990, but about \$10,000 less than that for Thurston County in 2000.

Poverty Status

The proportion of the county's population living below poverty level has declined since 1990. According to the 2000 Census, 8.8% of the county's population falls below the poverty line, compared to 10% in 1990. In 2000, 9% of Tenino's citizens had income below the poverty level. Seventy-six persons in Tenino (7.5%), 18 years or over had incomes below the poverty line. Of those, 20 residents (9.9%) were aged 65 or older and 52 related children (12.4%) under 18 years of age were listed as below the poverty level. In Thurston County, 5% of those aged 65 or older were below the poverty line and 9.8% were children under 18 years.

The impact of poverty level incomes on the young and old in Tenino is of concern in terms of providing services to a community without established public transportation and without a community center from which service providers can operate.

There are on average, 10 new housing units built per year in the city limits.

The majority of housing units built between 1990 and 2000 were manufactured homes.

The median household income in 2000 was \$34,526 in Tenino.

Almost 9% of Tenino residents were living below the poverty level in 2000.

Employment Estimate

The TRPC's Employment forecast, 1999 shows that in 1998, there were a total of 490 employees in Tenino, 486 within the city limits and 3 in the UGA. The majority of those, 237 employees (48%) worked for Local Government. The retail sector employed 198 persons (40%) and the remaining employees were divided up between Construction, Manufacturing, Wholesale Trade, Fire, Services, and the Federal Government.

The Employment Forecast for 2025 shows an increase in total employment of 827 employees, an increase of 41%.

Development Constraints

Tenino does not yet have a sewer system and residents must rely on individual septic systems. Almost the entire city of Tenino is built on an aquifer recharge area that is listed as an Extreme Hazard for contamination. The city of Tenino obtains its drinking water from this aquifer. The water quality is good and for most of the year, does not require chlorination.

The number of contaminated wells in the south Thurston County region has risen rapidly in the last several years, possibly due to increasing urbanization, agricultural use, and failing septic systems. The aquifer recharge area of greatest concern to Tenino is in the southwestern portion of the city and an aquifer protection ordinance has been passed to limit the intensity and type of use in this area.⁵

Scatter Creek flows east to west along the northern and western borders of Tenino, limiting development along its banks due to fish habitat and other species of concern that have been identified in the area. A wetland buffer of approximately 200 feet and a high ground water table requiring a 300 foot buffer are common for properties along the Creek. According to the TRPC, there are approximately 17 acres of wetlands within the city limits and another 49 acres within the UGA.

Tenino does have a city water system, making urban development possible at densities higher than the county's limit of 1 unit per 5 acres. With an engineered septic system, existing platted lots of 60x60 and 130x60 have been permitted in the past. However, the city requirement for building on any newly platted lots is a minimum of one dwelling unit per 12,500 square feet in size or over based on Thurston County Sanitary Code, unless otherwise permitted or until an operational sewage collection system is operational and available.

Local government is the largest employer in Tenino, employing 48% of all employees.

Employment Forecasts show an increase of 41% in employees in Tenino in 2025.

Tenino's residential areas have been developing at medium density.

City water comes from an aquifer lying underneath the city. Pollution from septic systems is a major concern.

Lack of sewer and public transportation are limiting development in Tenino.

Engineers have completed a General Sewer Plan for Tenino and are seeking funding opportunities.

⁵ City of Tenino General Sewer Plan. Gibbs & Olson Engineers, July 2002.

Population Forecasts

Although lack of sewer service as well as lack of public transportation and available housing have slowed development in Tenino, city leaders understand that economic growth will probably only occur if a sewer system is developed. In 2002, a General Sewer Plan was developed for Tenino and a Sewer Facility Plan was being developed in 2004. The challenge is to find funding. Once funded, the facility will serve residents in the current city limits and eventually, in the urban growth area.

Because of the progress being made on developing a sewer system, population projections should include a high growth scenario based on the provision of sewer service.

The Buildable Lands report developed projections for land demand based on the 1999 population forecast developed by TRPC and agreed upon by all Thurston County communities. That report estimated that Tenino's city limits would have 1,500 people in 2000 and 1,570 in 2025. The annual change was estimated at 0.19%. In July 2006, TRPC release an updated Population Forecast for Thurston County. The average annual growth rate in population in Tenino was increased because it is likely the growth share in Tenino will increase when sewer service becomes available.

Table 5: TRPC Population Forecast for Tenino 2010 – 2030

	2010	2015	2020	2025	2030
City & UGA	2030	2470	2890	3280	3580

*NOTE: Updated to reflect July 1, 2005 TRPC Population Forecast

Population forecasted for the urban growth area was 110 in 2000 and 370 in 2025 with an annual growth rate of 4.62%. TRPC used their medium growth scenario as the most likely scenario to occur. The TRPC projection was developed without estimating potential impacts of a sewer system and should be considered a conservative estimate.

Future annexations and sewer provision to city and UGA residents could have a substantial impact on population growth in the UGA.

In July 2002, population estimates were updated by Gibbs & Olson Engineers to aid in developing the City of Tenino General Sewer Plan. That Plan provides population estimates based on TRPC's forecasts for Residential Developable Lands.

Tenino's General Sewer Plan includes population estimates based on having a sewage treatment plant.

Population projections are based on both having or not having a sewage treatment plant.

TRPC will update Buildable Lands projections beginning in 2005 and finish in the summer of 2007. Based on new population allocations released by TRPC in July 2005, Tenino's population share increased to 3,340 for the current 20-year window, through 2026. Additional population allocations may be required to shift to various cities within the county as a result of Thurston County's rezoning efforts to achieve compliance with the GMA. This section will be updated after completion and release of Thurston County Regional Planning Council's Buildable Lands update in 2007.

Physical Overview

Tenino is located in a narrow glacial valley bordered by Scatter Creek to the north and west and surrounded by hills on the south and east that are part of the Cascade foothills. The surrounding hills climb to a height of 1,454 feet (Northcraft Hill) and the elevation of Tenino is about 270 feet. The hillsides in Tenino are gentle with typical slopes under 5 percent.

The Burlington Northern Rail line runs north/south on the western edge of the City. There is land along the railroad corridor that is zoned for industrial use, but very little industrial development exists at present within the city limits. Two state routes, Old Highway 99 and State Route 507, are the main streets through the City. The closest general aviation airport is SeaTac Airport, 65 miles north of Tenino.

Downtown Tenino is the focal point of the community and contains most of the area's historic sandstone buildings. The downtown area includes retail and service oriented businesses and is characterized by historic sandstone buildings built in the early 1900s as well as newer development that includes sandstone facades on buildings.

Residential neighborhoods surround the downtown and include most of the developed land area in Tenino. Single-family homes predominate although there are some multifamily developments.

Governmental offices such as the City Hall, Fire Station, Library and Post Office are located in the center of the city. The Police Department is located on the west side of town. The schools and their recreation areas are located along both northern and southern edges of the city. The City Park is located south of town and is the trail head for the Rails to Trails that extends between Tenino and Yelm.

Natural Features

Natural features include the soils, groundwater and surface water that in large part determine the suitability of land in the Tenino area for urban development, as well as the natural functions (flooding, landslides, earthquakes, etc.) that are prevalent in the area. Natural features also include the flora and fauna, some of which need protection from development and are listed as a threatened or sensitive resource.

A detailed discussion of natural features can be found in Chapter III, the Natural Resources element of this Comprehensive Plan.

Soils in Tenino are well suited to homesites with the main limitation being poor filtering capacity which impacts septic tank absorption fields. If the density of housing is moderate or high, community sewage systems are needed to prevent contamination of water supplies caused by seepage from onsite sewage disposal systems.⁶

Surface waters in Tenino include Scatter Creek and its tributaries and they are being watched by the Washington State Department of Ecology for several pollutants affecting fish habitat such as levels of dissolved oxygen and pH values.

Most of the land area in Tenino (91%) and in parts of the UGA (48%) is classified as extremely critical recharge areas. The City of Tenino obtains its drinking water from this aquifer. The water quality is good and during most of the year does not require chlorination. Tenino passed an aquifer protection ordinance to limit the intensity and type of use on this land.

Approximately 11 acres within the city limits are in the 100-year floodplain. The Thurston Region Natural Hazards Mitigation Plan estimates that in 2000, 91 people or 6% of the population live in a flood hazard area. There are no critical public facilities in Tenino listed as being in a flood hazard area.

Wetlands in Tenino are associated primarily with Scatter Creek and its tributaries. There are approximately 17 acres of wetlands within the city limits and another 49 acres in the UGA.

In Tenino, the hillsides to the south (behind the City Park) are quite steep and could pose a potential landslide hazard. The Natural Hazards Mitigation Plan lists 15 people living in the landslide hazard area.

Scatter Creek forms the city's northern boundary.

Hills form the southern boundary and the Burlington Northern Railway runs through Tenino, from north to south.

SR 507 and Old Hwy 99 both travel through Tenino and the city's downtown.

Soils in Tenino are well suited for development but provide limitations for septic systems.

⁶ USDA Soil Conservation Service, Soil Survey of Thurston County, Washington

Several species of Salmon and trout are found in Scatter Creek and its tributaries and are under the protection of the Endangered Species Act which limits development near affected waterbodies and requires restoration measures. In addition, there are several species of flora and fauna in the area also needing protection from development. Please refer to the Natural Resources element for more information.

Scatter Creek is being monitored for high levels of dissolved oxygen.

Existing Land Use and Development

The City of Tenino has a land base of approximately 500 acres⁷. Thurston Regional Planning Council's October 2002 statistical publication; "The Profile", showed that out of 500 acres, 100 acres were designated as developable (vacant land, not in wetland or other conditions that preclude development), 69 acres for residential uses and 31 acres for commercial and industrial uses. An additional 8 acres of land was designated as "redevelopable land", based on a building to land value ratio (see TRPC's "The Profile").

Most of the land in Tenino is classified as an extremely susceptible to contamination.

A survey of land use data taken from Thurston County's Assessor's records in November, 2002, show land use categories outlined in the Table 7, below.

There are 17 acres of wetlands in Tenino and 49 acres in the UGA.

The November 2002 Land Use study showed that there were 30 acres of vacant land in residential areas, 36 acres of vacant land in commercial, services and industrial areas and an additional 50 acres of undeveloped land. Over 35 acres of undeveloped land is located on the north side of the city between the School ball fields and Scatter Creek. There may be some development issues at that location due to the proximity of the Creek that is considered a critical area due to fish habitat. If this area is not developed, vacant developable land, amounts to approximately 81 acres. In "The Profile", an additional 8 acres was designated as "redevelopable", meaning that although there was some development on certain properties already, a higher density could be achieved, particularly with the addition of a city-wide sewer system.

The 100-year flood plain encompasses 11 acres in the city and 45 acres in the UGA

A large part of the development that has been occurring in Tenino has been infill development. In September 2002, the Thurston Regional Planning Council published their "Buildable Lands Report for Thurston County". In that document, between 1996 and 2000, the City of Tenino had permitted 11 single family homes and 5 manufactured homes for infill development, amounting to 32% of all development.

There are listed species of concern – both flora and fauna in the Tenino area.

⁷ September 2002 Thurston Regional Planning Council: "Buildable Lands Report".

Table 7: Current Land Uses

Current (Nov. 2002) Land Uses			TRPC's October 2002: "The Profile"
Land Use	Acreage in Use	Vacant Acreage	Developable Land Supply (2000)
Residential SF	119 acres	29 acres	
Residential MF 2-4 units	6 acres		
Residential MF 5+ units	1 acre		
Residential Mobile Manufactured Homes	4 acres	1 acre	
Residential MH Park	11 acres		
Total Residential uses	141 acres	30 acres	69 acres
Commercial/Industrial	25 acres	26 acres	31 acres
Services	20 acres	6 acres	
Industrial	16 acres	4 acres	
Undeveloped land		50 acres	
Churches	15 acres		
Recreation / parks	11 acres		
Schools	48 acres		
Cultural activities	46 acres		
Total all uses	322 acres	116 acres	
*Street Right of way	62 acres		
Total	384 acres	116 acres	100 acres

* Street Right of Way was estimated as 20% of built areas.

Although Tenino does not currently have a sewer system, the County will approve septic systems on small existing platted lots of 60 x 60, 130 x 60 and 50 x 120, etc, if an Engineer can design an appropriate system. Any newly platted lots must be more than 12,500 square feet in size, according to a 1996 directive from the County Environmental Health Department.

To properly evaluate future land uses, in 2005, Future Land Use designations were refined as below, with appropriate abbreviations:

Residential (Res)
Multi-Family (MF)
Mixed Use (MU)
Commercial (Com)
Industrial (Ind)
Public/Semi-Public (P/SP)

These designations will be broadly applied to gain a better understanding of desired development patterns.

Out of almost 500 acres in Tenino, 100 are developable.

There are 141 acres of residentially developed land in Tenino.

There are 30 acres of vacant residential land.

Railroad, streets and other right of way requirements make up 25% of all land uses in Tenino.

52% of Tenino's land base is dedicated to residential uses.

Current City Zoning

Tenino 1994 Comprehensive Plan included eight zoning classifications:

- SF – Single Family Residential District
- SF-ES – Single Family Residential – Environmentally Sensitive
- SF-D – Single Family Duplex Residential District
- MF – Multiple-Family Residential District
- C-1 – Retail/Service Commercial District
- C-2 – Heavy Commercial District
- I – Industrial District
- P/SP – Public/Semi-Public District

Three additional zones were added with the 2004 update:

- MU - Mixed Use District
- HD – Historic Preservation District Overlay
- HCD – Historic Character Overlay District

In 2005, the need arose to distinguish differences in industrial uses. It was also discovered that the need exists to allow for areas of Professional Office uses. Therefore, there is now a Professional Office (PO) zone and two Industrial zones (Ind-1 and Ind-2).

Fifty-two percent of the net area in Tenino is dedicated to single and multi-family residential uses. Public or semi-public uses take up 212% of the land, 36% of the net area is dedicated to commercial and industrial uses.

Single Family Residential-Environmentally Sensitive (SF-ES)

The SF-ES designation is intended to alert developers to environmental constraints in areas characterized by hydric soils, wetlands, floodplains, and/or other critical areas that make build-out at maximum residential densities unlikely or impossible.

The uses permitted in this zoning district are the same as the Single-Family residential zone when allowed by applicable city codes, with a density of 4 units per acre.

Single-Family Residential (SF)

This zone is intended to reinforce and strengthen existing single-family residential neighborhoods both in character and scale. This would allow future development and infill in existing residential neighborhoods of densities similar to what exists presently, between 4-8 units per acre.

Tenino's zoning districts includes 3 residential zones, 1 multi-family, 1 mixed use zone, a professional office zone, 2 commercial zones, 2 industrial zones, a public use zone, and two overlay districts dealing with historic character.

Thurston County will permit development on small existing platted lots providing an engineered septic system can be approved.

Publicly owned parks, playgrounds, and libraries are permitted uses in this zone as well as manufactured/modular housing wider than 14 feet. In the future when sewers are available to Tenino residents, densities could be increased. Clustering of dwelling units is an option which would allow the aggregation of open space, such as in a typical planned unit development. Any new development must meet the state minimum standard lot size of 12,500 square feet or larger for on-site septic systems. Allowable densities will likely be determined by County Health Department standards, which are based on soil characteristics.

Table 8: Zoning

Land Classification	Within City Limits		Within UGA	
	Land Area (Acres)	% of Total Land Area	Land Area (Acres)	% of Total Land Area
SF-ES	60	11.30%	24	5%
SF	184	34.65%	0	0
SF-D	33	6.21%	0	0
MF	9	1.69%	0	0
MU	5	0.94%		
PO Overlay	*14	2.64%	0	0
Com-1	50	9.42%	0	0
Com-2	8	1.51%	0	0
Ind-1	13	2.45%	0	0
P/SP	169	31.83%	0	0
Total	531	100%	499	5%

*Counted in underlying Residential zones

Single Family Duplex (SF-D)

This zone is intended to allow a slightly higher density than in the SF zone with 6 units per acre allowed.

Examples of permitted uses in this zone includes; single family, duplexes, group homes, foster care facilities and government assisted housing with one or two units per structure.

Multiple-Family Residential (MF)

The purpose of the MF zoning district is to promote residential renewal to small lot attached dwellings, such as apartments, condominiums and townhouses. This district provides for moderate residential density using a variety of forms, either mixed within a single site or mixed within a general area, with varied dwelling types.

Examples of permitted uses in this zone include; single family, duplexes, multi-family units, boarding and lodging houses, churches, medical, dental and health care clinics.

An environmentally sensitive residential zone was established in 1994 to alert developers to environmental constraints in the southwest part of Tenino.

A single-family duplex zone allows 8 units per acre.

Tenino's multi-family residential zone is located east and west of the downtown commercial and single-family residential areas.

Tenino's retail-service commercial zone encourages pedestrian-oriented shopping.

Professional Office (PO)

Tenino has a natural flow of traffic through the city along Sussex Avenue. The area between Morningside and 5th Street along Wickham Street is an area of older homes with potential to develop as professional offices. Another area with this same potential is along Sussex Avenue East, east of O'Brien Street to Bogner Street. The Professional Office overlay zone will allow the same uses and densities as the underlying zone with the exception of allowing administrative and professional office and private training school uses. The goal is to provide incentives for owners to rehabilitate existing older homes along Sussex Avenue / Wickham Street for uses that will not be overly intrusive of other existing residential uses, while provide means of economic development. Typical uses include employment services, property management services, title companies, law offices, engineering/surveying consulting firms, architecture and landscape architecture firms, advertising and public relations firms, medical and dental offices, diagnostic testing services, advertising agencies, travel agencies, talent agencies, insurance offices, real estate offices, investment brokers, financial planners, banking services, offices for non-profit and quasi-public agencies, and other business offices customarily associated with professional or administrative office services.

Private training schools refer to educational services provided by private organizations or individuals with the primary purpose of preparing students for jobs in a trade or a profession. Typical uses include commercial/vocational schools, driver's training, beauty and barber schools, business schools, and conservatories of art, music, or drama

Mixed Use (MU)

This zoning district includes an area that was previously zoned C-2 and residential, but the predominant use was single family residential and included a mobile home park. There were also several light commercial uses as well. This area will continue to allow retail-service commercial uses and residential uses.

Commercial (C-1)

The commercial 1 zone includes the downtown core in Tenino and expands to the east and west. The businesses that locate in this zoning district will be retail and personal services, encouraging pedestrian oriented shopping.

Retail and wholesale business establishments (excluding those involving processing), eating and drinking establishments; business and professional offices; theaters; self-service automatic laundries; hotels and motels; churches, public buildings, and many other uses are permitted in this district.

The heavy commercial zone is suitable for heavier commercial uses, not appropriate for the retail area.

Light industrial uses are encouraged in Tenino.

Public and semi-public uses include municipal activities, public utilities and schools. This also includes parks, recreation areas and open space.

The Historic Preservation District, limited to downtown Tenino will require all new buildings or renovations to conform to historical design guidelines.

Heavy Commercial (C-2)

The intent of this zone is to provide an area in the City that is suitable for the heavier commercial uses that are not appropriate in the downtown area. This district has good transportation access, located close to Highway 99 and Highway 507.

Uses permitted in this zone include; retail and wholesale business establishments, repair services, vocational schools, warehouses and hospitals, as well as a variety of additional commercial uses.

Industrial-1 (Ind-1). Industry is very important to a community's economic health. Industries usually employ local citizens. The taxes levied on industrial businesses contribute greatly to the city's vitality. Only a small portion of land in Tenino has been dedicated for industrial use, primarily due to the city's proximity to Olympia and other cities that provide jobs, and due to the lack of a sewer system. Once a sewer is built however, the city will have the infrastructure in place to attract industrial uses.

Examples of permitted uses include; light industries of all kinds except those which result in emission of noxious fumes or odors and high noise levels. Laundries, animal hospitals, heavy machinery and equipment repair, trucking terminals, commercial greenhouses and nurseries, painting and body shops, heavy machinery and farm machinery sales and service will be allowed.

Industrial-2 (Ind-2). This zone is designated for uses outside of the current city limits and allows for large scale industrial buildings of up to 1,000,000 square feet.

Examples of permitted uses are the same as those in the Ind-1 zone, with the exception of the larger scaled buildings.

Mineral Resource Overlay (Ind-MO). This overlay allows for continued mineral resource uses of long-term significance within designated Industrial zones in addition to uses allowed by the underlying zones.

Public/Semi-Public (P/PU)

This zone is intended to be used for municipal activities, public utilities and schools. It is also intended to protect areas that are presently used or have potential for future use as parks, recreation and open space.

The Historic Character Overlay District will require all new commercial development within the District to use sandstone or brick in a portion of the building design.

Through an inter-local agreement with Thurston County, land outside city limits but within the UGA will be developed at 1 unit per 5 acres until annexed.

Thurston County's Buildable Lands Report set benchmarks for Thurston County in terms of land demand and supply. In residential, commercial and industrial zones all urban areas in the county met the benchmarks.

In order to support Tenino's history and provide a cohesive look to the downtown area, two new overlay zones were developed during the 2004 update*:

***Historic Preservation District Overlay**

Most of the properties within this overlay zone have been submitted for listing on the National Historic Register as historic properties. The current zoning of these properties (C-1) will remain in effect. However, any renovations or new building will have to go through a Design Review process in order to preserve the historic buildings or structures.

***Historic Character Overlay District**

The intent of this zone is to highlight Tenino's sandstone heritage by requiring design guidelines for all new commercial properties fronting the city's main arterials within this District. Design guidelines will require the use of sandstone and/or brick to some degree.

Existing commercial business will be encouraged but not required to conform to the design character.

Buildable Lands

The September 2002 "Buildable Lands Report for Thurston County" determined that:

- The residential land supply in Thurston County is sufficient to accommodate projected population growth in urban areas;
- Achieved net residential density between 1996 and 2000 has been consistent in urban areas with comprehensive plans, and;
- Commercial/industrial land supply is sufficient to accommodate projected growth in employment in urban areas.

According to the Buildable Lands Report, Tenino and its UGA achieved a residential density of 3.98 units per acre inside city limits between 1996 and 2000 and .20 units per acre in the UGA. The density inside city limits is considered medium density (3-8 units/acre). Tenino and Thurston County have an interlocal agreement that densities outside city limits but within the UGA will remain at 1 unit per 5 acres until it is annexed into the city.

75 acres are available in Tenino's city limits for development for all uses.

147 to 367 additional people will likely reside in Tenino in 2026 based on estimates with and without a sewer system.

Most of the 30 acres of residentially zoned vacant land in Tenino is located between existing homes. Infill development is hampered by the space requirements for septic systems.

In 1994 an Urban Growth Area Boundary was established for Tenino that encompassed an additional 732 acres. Since then, 295 acres of conservation and family trust lands have been exchanged for approximately 298 acres of primarily undeveloped land that has been parceled into 40-acre lots. Over 190 acres of land in the UGA has been developed into residential lots with a total of 42 homes, averaging 4.5 homes per acre. Future developable properties that are currently in timber, agriculture or vacant, amount to about 549 acres. Over 3 ½ acres of city owned property is located in the UGA just west of city limits.

Tenino lost 295 acres in its UGA to conservation and family trust uses.

The commercial land supply versus land demand for the year 2025 in Tenino and its UGA, as listed in the Buildable Lands Report, included 26 acres being used and 9 acres needed for 2025, based on 1998 population projections. What this doesn't reflect is the fact that businesses have to purchase additional lots in town to place their septic

The owner of Alpaca of America and several other land owners agreed to bring 298 acres into Tenino's UGA in exchange for the lost acreage.

drainfields. Those lots even though designated as commercial are not developable because of the drainfields.

The Industrial land supply versus demand was 34 acres being used and a need for 2 acres by 2025. In reality, the majority of those Industrial lands are located in the railroad right of way and will probably not be developed.

The Buildable Lands Report stated that there are sufficient commercial and industrial land supplies to accommodate 25 years of projected growth in employment in all urban jurisdictions within Thurston County. If Tenino develops a sewage treatment plant, the need for additional commercial and industrial land in Tenino will become apparent.

Future Land Use Needs

According to the November 2002 Land Use survey, there are close to 500 acres of land in Tenino. There are 30 acres of vacant residential land and 86 acres of undeveloped land in other uses (26 acres in commercial/industrial, 6 acres in services, 4 acres industrial and 50 acres unspecified). Of those, the Thurston Regional Planning Council estimates that 100 acres are developable (not in wetlands, slope, etc.).

Once this land is developed, 25% will be used in railroad and street right of way, leaving 75 acres for all uses.

The City of Tenino's population over the next 23 years is expected to grow from 1,642 without sewers to 1,862 with sewers (see Population and Demographic Characteristics and Trends chapter). The current population (2003) is 1,495. The population projection without sewers (1,642 people) will add 147 new people to Tenino's city limits by 2026.

At 2.52 persons per household, this would equate to an additional 58 homes.

Accounting for a sewer system, the population projection for the year 2026 (1,862 people inside city limits) is for 367 additional people living in Tenino, requiring the development of 145 new homes.

- Although there are 30 acres of residentially zoned vacant lands in city limits, most of these are located between existing homes. It is unlikely that a majority of property owners will choose to build their home on small infill lots, as opposed to larger lots on the fringes of the city. In addition, because many of the lots in Tenino were platted years ago and are small, property owners have had to purchase neighboring lots in order to locate their septic systems. Those lots are no longer available for development.

Recognizing this, the 1994 Tenino Comprehensive Plan included an Urban Growth Boundary (UGA) located contiguous to the current city limits and of a size to accommodate estimated growth through the year 2015

Urban Growth Area

The 1994 Comprehensive Plan included 736 acres in the Urban Growth Boundary. The UGB was developed in consideration of environmental impacts by limiting urban growth in the north along Scatter Creek, thereby preserving its drainage, wetlands and floodplain as a natural growth boundary. The intent was to prevent future growth beyond this environmentally sensitive border. Most of the land area designated for the UGA was located south of the current city limits.

The criteria involved in deciding the location of the UGA included the following:

- Areas already developed at urban densities with existing public facilities and services, such as undeveloped parcels within the City of Tenino, or those areas where public facilities and services are provided by other public or private sources.
- Areas directly adjacent to the city limits.

- Areas generally downstream of city wells and where development would pose a lesser potential threat to ground water quality.
- Areas that are not environmentally sensitive or provide significant wildlife habitat.
- Areas near existing transportation routes.

Since the 1994 Comprehensive Plan was developed, a large tract of undeveloped land (271 acres) that was in the UGA, has changed its use to a Conservation Trust. This was the only portion of the UGA not subdivided into 5 acre or fewer lots and that would have allowed for planned growth at urban densities. In addition, 24 acres on the north-west side of Tenino were taken out of the UGA due to a Family Trust situation. Because of these changes and because the Comprehensive Plan was being updated, the Tenino City Council decided to re-examine its Urban Growth Boundary.

The Tenino Planning Commission made an intensive effort to find additional land that could be exchanged for the land lost to non-urban uses. After contacting property owners adjacent to the current UGA, mailing out surveys and holding public meetings, 298 acres were identified as a potential UGA site on the west side of the current UGA. This area is currently owned primarily by Alpaca of America and is being used as grazing land for the Alpaca farm. This is also an area that as part of a larger area is being evaluated for development options. Tenino will take part in developing and will abide by the approved county-wide process for siting essential public facilities.

In addition to the 298 acres exchanged for lost acreage in the UGA, there are 441 acres of land in the remainder of the UGA of which 190 acres have been developed into residential lots with a total of 42 homes, averaging 4.5 acres/unit. The remaining acreage is undeveloped, in timber or agriculture.

In the future, when additional land is needed to accommodate Tenino's population, the owners of the Heernet Environmental Foundation property (formerly in the UGA) indicated an interest in including a small portion of their site within the city limits in order to provide income to support the Foundation's environmental education goals.

Essential Public Facilities

The Growth Management Act defines essential public facilities as: "those facilities that are typically difficult to site, such as airports, state education facilities, state or regional transportation facilities,

190 acres of land in the UGA have been developed into residential lots with 42 homes, averaging 4.5 acres per unit.

By ordinance, Tenino can site essential public facilities as a conditional use in the industrial zoning district.

state and local correctional facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities, group homes and secure community transition facilities."⁸ The Act requires local jurisdictions to identify a process for siting essential public facilities.

The City of Tenino intends to site essential public facilities as a conditional use in the Industrial zone, according to the requirements of Tenino's Ordinance 685.

Where the location of such facilities have the potential to impact other jurisdictions, the City of Tenino will notify the affected jurisdictions and provide opportunity for comment on the proposal.

GOALS, POLICIES AND ACTIONS

Goals, policies, and actions denoted with an asterisk (*) will be adopted jointly by the City of Tenino and Thurston County. All other goals, policies, and actions apply only to incorporated areas of the City and will be adopted by the City of Tenino alone.

General Land Use Goals and Policies:

***Goal LU-1: Manage land use with individual and community-wide quality of life interests in mind.**

*Policy LU-1.1: The rights of individual property owners shall be protected.

*Policy LU-1.2: The maintenance and enhancement of community identity shall be considered in land use decisions.

*Action: *Encourage citizen participation in the land use planning and decision making process.*

*Policy LU-1.3: Ensure that permit processing is fair and timely, and permit review procedures are consistent and predictable.

***Goal LU-2: Safeguard community-wide environmental conditions and resources of the landscape, parks, open space, and views.**

Policy LU-2.1: Upon annexation, new developments of ten acres or more shall be required to include adequate usable open space in the subdivision proposals.

Action: *Coordinate with Thurston County Parks Department for possible acquisition of open spaces in conjunction with annexation proposals.*

⁸ Chapter 365-196 WAC, p. 33.

*Policy LU-2.2 Upon receipt of an application for a special use permit, subdivision application, or notification by the Department of Natural Resources of a forest practices permit application, or upon any proposed zoning change within the UGA. Thurston County shall notify the City of Tenino of the application or proposal and shall provide ample opportunity for comment.

*Policy LU-2.3: Land use policies for the City of Tenino and its urban growth area should be integrated with policies and actions for aquifer protection, wellhead protection, and new water source development.

**Action: Coordinate land use policies with needs for water source development and the implementation of wellhead protection efforts.*

Goal LU-3: Create a sustainable community that will provide for the present and future needs of Tenino's citizens.

Policy LU-3.1: Embrace and implement a sustainable community philosophy for the City.

Action: Adopt policies and land use designations consistent with sustainable community philosophy.

Action: Implement building codes that ensure the availability of suitable structures for multi-use tenants.

Action: Educate the citizens of Tenino on the sustainable community concept.

*Policy LU-3.2: Consider a county-wide Transfer of Development Rights program, in which some portion of the density range within the low-density residential designation is achievable through the purchase of transferred development rights rather than allowed outright. The objective of a county-wide Transfer of Development Rights program is to support conservation of important natural and/or cultural resources (e.g., long-term agricultural lands, historic properties, or significant wildlife habitat).

Goal LU-4: Support annexations which create logical boundaries, planned growth, and reasonable service areas on land which can physically accommodate development.

Policy LU-4.1: The City shall analyze infrastructure needs, land capability, opinions of property owners, and the costs and benefits of potential annexations before annexing new lands.

Policy LU-4.2: Identify logical boundaries for growth and annexations such as streams, railroads, and property lines.

Action: Identify sites which are suitable for industrial and heavy commercial development for possible annexation.

Goal LU-5: Annex areas where the City or the developer has the capacity to provide services.

Policy LU-5.1: Time annexation proposals to align with phased sewer and other improvements according to the Capital Facilities Plan.

Policy LU-5.2: In development regulations, require a notice on plats and permits issued for development activities near designated critical areas within 500 feet of the resource.

Residential Land Use Goals and Policies

Goal LU-6: Ensure that future land development is in accord with the Comprehensive Plan.

*Policy LU-6.1: The primary land use within Tenino's UGA shall remain rural residential with densities limited to one unit per five acres (nominal density bonuses along with clustered developments are compatible with rural residential zoning).

Policy LU-6.2: Allocate enough land (through zoning) for a variety of necessary sites and uses, such as commercial, industrial and residential development of varying densities.

Policy LU-6.3: Encourage development where municipal services can be effectively provided and where soil capability for septic disposal can be demonstrated.

Action: Update zoning ordinance and map to implement the Comprehensive Plan.

***Goal LU-7: Preserve the opportunity to develop at medium residential densities in accordance with the Tenino land use plan in the urban growth area upon annexation, in areas where residential development makes sense.**

*Policy LU-7.1: Where urban services and utilities are not yet available, require development to be configured so urban growth areas may eventually infill and become urban.

**Action: Thurston County will work with the City of Tenino in developing the regulations needed to implement Policy LU-7.1.*

**Action: Develop an interlocal agreement between the City of Tenino and Thurston County to implement County-wide Planning Policies 2.2.c, 2.2.d, 3.3, 5.2, and 5.3.*

Policy LU-7.2: The City water and sewer service area boundaries shall not extend beyond the UGA.

- *Policy LU-7.3: The City should not provide water or sewer service to areas within the UGA without a commitment from landowners in these areas that the area to be served will be annexed to the City.

Mixed Use Goals and Policies

Goal LU-8: Provide for mixed use development, where appropriate.

Policy LU-8.1: Allow light commercial and residential uses, to locate in this zoning district.

Action: Develop zoning regulations that reflect this policy.

Policy LU-8.2: Attempt to prevent conflicts between land uses.

Action: Require buffering between uses.

Action: Encourage the establishment of a neighborhood council made up of commercial and residential owners to try to mitigate conflicts between land uses.

Commercial Land Use Goals and Policies

Goal LU-9: Conserve and protect historic buildings and the historic downtown district from incompatible uses.

Action: Coordinate design review of new buildings and renovation of buildings within the historic district.

Action: Take full advantage of historic preservation programs and funding opportunities.

Goal LU-10 Retain the downtown identity as the historic and retail center of Tenino.

Policy LU-10.1: Encourage retail and service businesses to locate downtown, both in older buildings and in new buildings.

Action: Encourage cosmetic improvements to existing buildings and encourage the development of new buildings.

Action: Propose a Local Improvement District (LID) for Main Street (Sussex) Improvements.

Policy LU-10.2: Provide for the development of commercial activities oriented to support the recreational activities of the Yelm to Tenino Trail system.

Policy LU 10.3: Ensure that local development codes make provisions for joint use parking facilities that meet the needs for convenient, safe auto-oriented access to the commercial area.

Industrial Land Use Goals and Policies

Goal LU-11: To have industrial development that creates economic diversification without substantially reducing the quality of the environment.

Policy LU 11.1: Designate industrial areas suited to light industrial uses and their necessary support facilities. Areas generally suited to industrial classification would be along the Burlington Northern mainline or served by streets developed to arterial standards.

Policy LU 11.2: Support the efforts of local economic development organizations in their promotional activities to attract new industries to the area.

Policy LU 11.3: Evaluate proposed industrial activities for the purpose of reducing or eliminating their potential adverse effects on nearby non-industrial land uses and on the recreational integrity of the Yelm to Tenino Trail system.

Policy LU 11.4: Change the zoning ordinance to allow only industrial or heavy commercial uses in the industrial zone to reduce conflicts with neighboring land uses and to provide more opportunities for future industrial development.

Goal LU-12: To provide for innovate design in industrial development.

Policy LU 12.1: Review development regulations to ensure that a broad range of Industrial development options would be allowed. The trend to more campus-like designs and industrial parks shall be accommodated.

Policy LU 12.2: Encourage consideration of open space, landscaping and site amenities in industrial areas that improve the appearance, create a more pleasant working environment, and reduce conflicts with adjacent land uses.

Public Facilities Land Use Goals and Policies

Goal LU-13: To ensure that public facilities are available to serve new development at the time development is available for occupancy without decreasing service levels below adopted minimum standards.

Policy LU 13.1: Development permits will not be approved unless public facilities and services necessary to support development are available at adopted levels of service concurrent with demand from the new development.

Policy LU 13.2: The locally acceptable level of service for fire protection is a six-minute response time or less.

Policy LU 13.3: The locally acceptable level of service for police protection is that all calls for assistance will be answered within a reasonable time consistent with the nature of the call.

Goal LU 14: To ensure that public facilities are located, designed and maintained to accommodate the changing needs of the areas' residents.

Policy LU 14.1: As the need for additional lands necessary for public purposes are identified they will be prioritized and included in the Capital Facilities Plan, including an estimated date by which the acquisition will be needed.

Policy LU 14.2: As new city and county facilities are required to meet locally acceptable levels of service the development of the facilities shall conform to adopted local development regulations.

Policy LU 14.3: Repair and replacement accounts will be established in the Capital Facilities Plan for all city and county owned buildings and facilities to provide for necessary capital repairs and long term maintenance.

Policy LU 14.4: The city will support and encourage the joint development and use of cultural and community facilities with other governmental or community organizations in areas of mutual concern and benefit.

Goal LU -15: To provide for the siting of essential public facilities that are of a county-wide or state-wide nature which includes broad public participation.

Policy LU-15.1: The City of Tenino will implement the GMA's requirements for siting essential public facilities through its zoning ordinance. The ordinance will provide guidance for designating and siting essential public facilities within the City, and will be consistent with the processes for identifying and siting essential public facilities adopted by the Thurston Regional Planning Council and as amended by the Tenino City Council.

Designation of Essential Public Facilities. Essential public facilities are public facilities and privately owned or operated facilities serving a public purpose that are typically difficult to site. Essential Public Facilities can be state or regional facilities and services of state-wide significance. They include:

1. General aviation airports, state education facilities, state or regional transportation facilities; prisons, jails, and other correctional facilities; solid waste handling facilities; and inpatient facilities such as group homes, mental health facilities, substance abuse facilities and secure community transition facilities; sewage treatment facilities; and communication towers and antennas.
2. Facilities identified by the state Office of Financial Management as essential public facilities, consistent with RCW 36.70A.200; and
3. Facilities identified as essential public facilities in the city's [county's] zoning ordinance.

Classification of Essential Public Facilities

1. Type One: Multi-county facilities. These are major facilities serving or potentially affecting more than one county. These facilities include, but are not limited to, regional transportation facilities, such as regional airports; state correction facilities; and state education facilities.
2. Type Two: these are local or inter-local facilities serving or potentially affecting residents or property in more than one jurisdiction. They could include, but are not limited to, county jails, county landfills, community colleges, sewage treatment facilities, communication towers, and inpatient facilities (e.g., substance abuse facilities, mental health facilities, group homes and secure community transition facilities,). [NOTE: Such facilities which would not have impacts beyond the jurisdiction in which they are proposed to be located would be Type Three facilities.]
3. Type Three: These are facilities serving or potentially affecting only the jurisdiction in which they are proposed to locate.

Siting Essential Public Facilities. Essential public facilities may be allowed as permitted or conditional [special] uses in the zoning ordinance. Essential public facilities identified as conditional [special] uses in the applicable zoning district shall be subject, at a minimum to; early notification and citizen involvement requirements, to environmental considerations, identification of possible traffic, noise, and glare impacts, and an evaluation of alternative sites. For Secure Community Transition Facilities, additional requirements regarding separation of the facility from risk potential activities or facilities, staffing and security measures and public notification requirements are outlined in the zoning ordinance. —

CHAPTER V TRANSPORTATION ELEMENT

INTRODUCTION

The transportation element of the Comprehensive Plan acts as the coordinator of all the other elements, making sure that on-the-ground movement of people, goods and services make sense and that roadway improvements will occur to deal with the forecasted traffic volumes. The Growth Management Act requires a transportation element to contain the following elements:

- Land use assumptions used in estimating travel;
- An overview of facilities and service needs;
- An analysis of funding capability and a multiyear financing plan to fund the needed improvements;
- Intergovernmental coordination efforts; and,
- Demand-management strategies.

In addition to State requirements, Thurston County's County-wide Planning Policies require that:

- Each jurisdiction's transportation element must include an assessment of the impacts of the transportation plan and land use assumptions on the transportation systems of adjacent jurisdiction;
- As soon as feasible, given existing resources, the transportation elements of local comprehensive plans must be consistent with the regional transportation plan adopted by the Thurston Regional Planning Council.

Level of Service Standards and Concurrency

This element contains the City of Tenino's plan to provide specified levels of transportation service in a timely manner. The levels of service (LOS) standards that are adopted in this plan will be maintained through upkeep for the existing circulation system and expansion of transportation services where needed. The City has adopted Link (A-F) Level of Service standards for the arterials that handle the most significant volume of local and regional traffic in Tenino. The level of service standards for transit facilities have been linked to the level of service standards for the arterials. These standards provide measurable criteria to judge the adequacy of roadway service provisions.

This process of establishing level of service standards requires that the City make quality of service decisions explicit. As specified in the Growth Management Act, new developments will be prohibited unless

The transportation element coordinates all other plan elements.

The transportation element must be consistent with the regional transportation plan.

Cities and counties are required to develop Levels of Service (LOS) standards that provide measurable criteria to judge the adequacy of roadways to serve anticipated population growth.

transportation improvements or strategies to accommodate the impacts of development is made concurrent with the development. Such improvements and strategies will be in place or financially planned for within six years of development use.

CURRENT INVENTORY AND CAPACITY

The Burlington Northern Railroad passes through Tenino, with spur lines serving the City. State Route 507 bisects the City. The nearest airport is located in Olympia. The nearest international airports are located in Portland, Oregon, 85 miles south and the SeaTac Airport located 65 miles north.

State Highway

State Highway 507 bisects Tenino in a generally east-west direction and is the most heavily traveled street in the City. It connects Tenino to Bucoda (to the South) and to Rainier (to the east) and on to Yelm (further east). SR 507 is designated as a Highway of Regionwide Significance by the state, along much of its length it also serves as “Main Street” for Tenino. SR 507 enters Tenino on the east side and travels through the central business district (Sussex Street). It curves south along Wichman Street and 6th Avenue West before leaving the city heading south toward Bucoda. The state has responsibility for maintenance of the route.

County Roads

Thurston County maintains three main routes into Tenino. Old Highway 99 enters from the north, joins SR 507 through most of the City, and then separates again heading west just west of the Burlington Northern underpass. The third route serviced by the county is McDuff Road, which enters the city from the northwest and connects to Wichman Street. The City maintains these roads within the city limits, and plans to assume maintenance over time of the county roads within Tenino's urban growth area as these lands are annexed to the city.

Bridges

The Burlington Northern railroad line is a high-speed two-track route with relatively heavy use. The main vehicle crossing is a SR 507 underpass approximately 35 feet wide with a 14' 3" clearance. An additional underpass exists on Morningside Street, but this currently serves only one traffic lane. There are no other vehicle crossings of the tracks in the City. The other nearest crossings (both at track level) are on McDuff Road, crossing approximately 1.5 miles north of the city, and on the Skookumchuck Road, crossing approximately 2.25 miles south of the city. While current crossings are adequate for existing traffic levels, development west of the tracks could strain the capacity of these

The nearest airport is in Olympia.

State Highway 507 is Tenino's main street.

Old Highway 99 enters Tenino from the north and leaves Tenino from the west and connects to I-5.

The Burlington Northern Railroad passes through Tenino.

crossings sooner than would otherwise be expected.

Trails

Tenino is the terminus of the Yelm-to-Tenino Trail. Built on an abandoned rail corridor, the 14-mile Class I facility connects Tenino with Rainier and Yelm, and is scheduled for completion in 2005. It also connects to the north-south Chehalis-Western Trail and to the Lacey-Olympia-Tumwater urban area to the north. This regionally significant trail system provides users of all ages and abilities a safe route for biking or walking between communities, whether to satisfy transportation or recreational needs. It also expands circulation opportunities within Tenino for non-motorized transportation.

Roadway Functional Classifications

There are three functional classifications of roadways in Tenino: Minor Arterial, Major Collector, and Local Access Street. These classifications are consistent with classifications made by Thurston County for county roads that enter Tenino. Table 1, below, summarizes the classifications of roads in Tenino.

Table 1: Tenino Streets Systems and Classifications

Minor Arterial	Segment	Length (mi.)
SR 507	Entire Length	2.34
Old Hwy 99 N	Sussex to N. City Limit	0.30
Old Hwy 99 S.	SR 507 to W. City Limit	1.10
	Total Arterials:	3.74
Major Collector		
Wichman/McDuff Rd.	Sussex to N. City Limit	0.30
Park Street	Entire Length	1.42
6 th	Park St. to SR 507	0.07
Howard	Garfield to Sussex	0.11
Garfield	Old Hwy 99 to Howard	0.41
	Total Collectors:	2.31
Local Access		
All other streets.	Total Local Access:	7.97
	Total All Classifications:	14.02

Tenino's roadways are classified as either Minor Arterial, Major Collector or Local Access Streets.

The section of Hwy 507 between Howard and Old Hwy. 99 is called: a Main Arterial and will be used to gauge the traffic conditions.

Public transportation to Tenino is limited to volunteer drivers responding to calls for transportation from seniors.

Public Transportation

With the loss of transit revenue, there are very limited public transportation options available to residents of south county towns. The Thurston Regional Planning Council has taken a strong leadership role in exploring options for these underserved areas. Partnering with the Confederated Tribes of the Chehalis Reservation, the Nisqually Indian Tribe and local community organizations such as the Tenino Food Bank, ROOF and TOGETHER!, TRPC secured funding for several pilot projects to serve residents of Rochester, Tenino, Bucoda and the Chehalis Reservation. While the service is general public transportation, the funding requires either a focus on low income residents or work related trip purposes. Each of these projects is required to coordinate with the other pilot projects and existing transportation services such as Intercity Transit and Medicaid providers to efficiently serve the rural community.

Several local streets are heavily used by school buses and are slated to receive upgrades.

Sidewalks are upgrades with grant funding.

The partnership group – the Thurston County Human Services Transportation Forum – is seeking grant funds to continue the service and also to explore options for more sustainable funding such as the formation of Municipal or Special Needs Transportation Districts.

The city has a good street light system.

City Streets, Alleys, and Sidewalks

All other streets within Tenino are local streets maintained by the City. Most have a chip-sealed surface and serve relatively light traffic loads. Notable exceptions include Garfield, Howard, and Lincoln Streets which are school bus routes and receive heavy wear. These three streets were recently rebuilt and resurfaced to carry school bus traffic. Center Street is also used by school buses and is listed on the 6-year Transportation Improvement Plan to receive upgrades. Park Street is also used by locals as an alternative to Sussex (SR 507). In addition, alleys serve many city blocks. Several years ago, a Transportation Improvement grant was obtained to improve sidewalks in Tenino. Once matching funds are available, a similar grant will be sought to continue improving and adding new sidewalks.

There are five bridges over Scatter Creek near or within Tenino's city limits.

The city has a good street lighting system in place. 256 lights serve city streets; 138 are owned by the city and Puget Power owns the remainder.

The railroad is used for freight and passengers although the train does not stop for passengers in Tenino.

Scatter Creek and the Burlington Northern Railroad

Scatter Creek and the Burlington Northern Railroad form the most visible barriers to traffic circulation in Tenino. Scatter Creek flows near the northern and western edge the city and is bridged at five locations, with all but one crossing outside the city limits. The bridges are on Churchill Road, east of the city; Old Military Road, north of the eastern edge of the city; Old Highway 99, northeast of city center; McDuff Road, just inside

the northwest city limits, and Morningside Road, just west of the city and old Hwy 99 at the western city limits. Presently all bridges except McDuff Road are under the jurisdiction of Thurston County.

The Burlington Northern Railroad line travels in a north-south direction near the western edge of Tenino. The line is heavily used for freight and passengers; over 48 trains pass through Tenino daily, with increases in frequency projected by the Washington State Department of Transportation. Trains do not stop as there is no station in Tenino. The line is slated to become part of the Cascadia Corridor high-speed passenger rail system that is envisioned to provide service from Vancouver, British Columbia, to Eugene, Oregon.

Capacity and Future Needs Analysis

The city has adopted Link (A-F) level of service standards as minimum criteria for the quality of service provided at peak hours for roadway segments on all arterials and major collectors within the city (see Table 1 above). Level of service, or LOS, is a calculation of how much traffic volume the facility was designed to carry compared to how much volume it is carrying, or is projected to carry. This is referred to as the “V/C ratio” or “volume-to-capacity ratio.” The closer the V/C ratio gets to 1 – that is, the closer volumes get to 100% of the designed carrying capacity – the more congestion a driver is likely to experience during peak travel times. While time periods evaluated can vary from one hour to several hours, the adopted standard in the Thurston region is the two-hour peak period in late afternoon, typically from 4:00 to 6:00.

LOS D is the level of service adopted by the City of Tenino for its arterial and major collectors. This is consistent with the regional standards adopted by Thurston Regional Planning Council and used in the 2025 Regional Transportation Plan. It is appropriate for use by a small city. It is characterized by rush hour delays that cause decreases in speed and congestion at key intersections, although traffic typically continues to move.

The maximum volumes that Tenino’s roads can carry while still maintaining its adopted LOS standards is derived from TRPC’s work on the regional travel demand model. Table 2 shows results of the 2000 base-year volume-to-capacity analysis for key facilities, as provided by Thurston Regional Planning Council. This is the base year from which the 2025 Regional Transportation Plan was developed and therefore appropriate for use in this plan.

Data is from the regional model. Volume (V) reflects base-year 2000 traffic counts. Capacity, or C, is the maximum design capacity by type of

Traffic growth is occurring faster than population growth due to outside influences.

Traffic forecasts for 2025 for Hwy 507 through Tenino show traffic delays and congestion unless something is done before then to improve the roadway or traffic patterns.

The Thurston County 2025 Regional Transportation Plan addresses the need to examine rural mobility conditions in south county cities and towns

facility. The maximum capacity that can be served during the peak travel period without going below Tenino's adopted standards would be represented by a V/C ratio of 0.90.

Table 3: 2000 Volumes and Level of Service on Tenino's Main Roads

Facility	Segment	V	C	V/C	LOS
SR 507 / Sussex Ave	East city limits to Old Hwy 99 (EB, pm peak)	458	830	.55	A
SR 507 / Sussex Ave	Old Hwy 99 to Howard St (WB, pm peak)	624	830	.75	B
SR 507 / Sussex Ave / Wichman Street	Howard St to 6 th Ave W / Old Hwy 99 (WB, pm peak)	626	830	.75	B
SR 507	6 th Ave W to city limits (SB, pm peak)	406	830	.49	A
Old Highway 99 N.	Sussex to north city limits (SB, pm peak)	446	830	.54	A
Old Highway 99 S.	SR 507 to west city limits (EB, pm peak)	400	830	.48	A

The table above shows base year 2000 traffic volumes in the heaviest direction during the evening peak period, designed lane capacity in vehicles per hour, and the resulting ratio and LOS standard based on the two-hour pm peak period. There is sufficient capacity at this time on Tenino's main streets and roads to accommodate current traffic levels without undue congestion. (Data source: Thurston Regional Planning Council).

C. FORECAST OF TRAFFIC

In 2004, TRPC completed work on its 2025 Regional Transportation Plan (RTP). That work yielded forecast data for the Tenino area for this Comprehensive Plan.

The RTP is based on locally-adopted land use plans and regionally-agreed upon assumptions about the growth and distribution of population and employment. It also includes regionally-agreed upon transportation recommendations and projects.

Following are resulting levels of service for Tenino's major streets in 2025, based on output from the adopted regional travel demand model used for the adopted RTP.

LOS or Level of Service is a calculation of how much traffic volume the road or facility was designed to carry compared to how much volume it is carrying or is projected to carry.

LOS D is the level of service adopted by Tenino for its arterials and major collectors.

There is sufficient capacity at this time on Tenino's main streets and roads to accommodate current traffic levels without undue congestion.

Table 3: 2025 Forecasted Volumes and Level of Service on Tenino's Main Roads

Facility	Segment	V	C	V/C	LOS
SR 507 / Sussex Ave	East city limits to Old Hwy 99 (EB, pm peak)	1055	830	1.27	F
SR 507 / Sussex Ave	Old Hwy 99 to Howard St (WB, pm peak)	1302	830	1.57	F
SR 507 / Sussex Ave / Wichman Street	Howard St to 6 th Ave W / Old Hwy 99 (WB, pm peak)	1560	830	1.88	F
SR 507	6 th Ave W to city limits (SB, pm peak)	1354	830	1.63	F
Old Highway 99 N.	Sussex to north city limits (SB, pm peak)	832	830	1.00	F
Old Highway 99 S.	SR 507 to west city limits (EB, pm peak)	857	830	1.03	F

According to output from TRPC's regional travel demand model, if land use occurs throughout south Thurston County as currently planned, Tenino's major roads will experience severe congestion by 2025. Without some kind of change – either in transportation infrastructure or in land use – Tenino's major streets will experience congestion comparable to that of the larger urban areas. Clearly the aggregate impacts of growth throughout the south Thurston region will have big impacts for Tenino, and represent issues that are beyond Tenino's ability to resolve by itself.

A significant issue noted in the 2025 RTP was the growing pressure on all rural roads resulting from increased growth in rural Thurston County. The RTP highlighted growing congestion along the entire length of SR 507 as an indicator of future problems that need to be addressed through a regional approach. This issue of growing congestion is complicated in that the traditional approach – road widening – is not an appropriate solution where this facility serves as main street for small, rural cities like Tenino. A coordinated approach is required that is sensitive not just to state highway mobility needs but also to the quality of life, economic vitality, and local circulation needs of small cities like Tenino. Tenino supports the efforts of TRPC to identify and address these issues proactively before the problem becomes too large.

Since this transportation element is consistent with the adopted RTP, 2025 forecasts for Tenino's streets reflect recommendations from that regional plan. That plan acknowledges that there are still unresolved

Thurston County's Regional Transportation Plan (RTP) is based on locally-adopted land use plans and regionally agreed upon assumptions about growth, population and employment.

The outcome of the TRPC's regional travel demand model is that if land use occurs throughout south Thurston County as currently planned, Tenino's major roads will experience severe congestion by 2025.

questions regarding speed, access, and safety associated with the entire SR 507 corridor. Tenino supports the RTP recommendation to look at the dual functions of this corridor – as a state highway and also as a main street for Tenino – and to identify a long-range strategy that does not diminish the quality of life for Tenino’s residents and businesses.

ISSUES SUMMARY

The majority of employed Tenino’s residents work outside the city, and currently most of them drive alone to work. The elderly, handicapped, low income and youth populations need reliable public transportation to ensure their mobility between South County towns and service activity centers in the Olympia/Lacey/Tumwater area. Parking, circulation, and traffic controls are adequate at present.

Growth throughout the region will impact SR 507 and Old Highway 99 significantly in coming years. Drivers during peak traffic hours in downtown Tenino are increasingly frustrated by difficulty crossing and making left turns onto Sussex Street. These problems can be mitigated somewhat through improved signaling and pavement markings. The city must work with its regional and state partners to find viable solutions for the mobility issues presented by increasing congestion on SR 507. Developments in Tenino’s urban growth area will need to be linked to the city with new streets so that residents in these areas will not have to rely solely on Tenino’s arterials to enter and exit the commercial district.

There is no question that regional traffic coming from Yelm and Rainier, passing through Tenino on Hwy 99 to I-5 or to Lewis County via Hwy 507 has been increasing. The question that the city and the region will have to deal with in the coming years is how to meet mobility needs and maintain the city’s economic development and historic preservation goals. The 2025 Regional Transportation Plan recognizes that road widening in this area is not an option for relieving congestion pressure. It recommends that the State’s SR 507 Route Development Plan be revisited and updated with current assumptions, and that a viable alternative and implementation strategy be identified so the region can begin working together to address this problem. Tenino will work with TRPC, the Washington State Department of Transportation, Thurston County, and other regional partners to deal with this and other rural roads issues.”

There is a need for reliable public transportation in south Thurston County.

There are unresolved questions regarding speed, access and safety associated with the entire SR 507 corridor.

The elderly, handicapped, low income and youth populations need reliable public transportation.

City and regional representatives will examine mobility issues through downtown Tenino along SR 507

6-Year Street Maintenance Projects

Project	Estimated Cost	Year	Source of Funds
<i>Central Avenue in front of Parkside School, Ritter Street to Custer Street – widen, install drainage and overlay.</i>	\$180,000 \$ 20,000	2004/2005	SCP Local/State
<i>Custer Street Maintenance – Sussex to Park. Widen, install drainage, overlay.</i>	\$45,000 \$ 5,000	2004/2005	SCP Local/State
<i>N. Wichman Street Maintenance – Sussex to City limits. Widen, install drainage, overlay.</i>	\$70,000 \$ 5,000	2005	SCP Local/State
<i>Huston Street Maintenance – Old Hwy 99 to 9th Avenue. Widen, install drainage, chip seal.</i>	\$5,000	2004	Local
<i>S. Stage Street Maintenance – Central Ave. to Sussex Ave. Widen, install drainage, chip seal.</i>	\$5,000	2004	Local
<i>Howard Street Maintenance – Park Avenue to Lincoln Ave. widen, chip seal.</i>	\$5,000	2005	Local
<i>Olympia Street Maintenance – Sussex Ave. to Park Ave. Widen, install drainage, chip seal</i>	\$7,000	2005	Local
<i>S. Wichman Street Upgrade – 6th Ave to dead end. Build and chip seal, install drainage.</i>	\$6,000	2004	Local
<i>Reynolds Street Upgrade – Park Ave. to Dead end. Build and chip seal, install drainage.</i>	\$4,000	2004	Local
<i>McClellan Street Maintenance – 5th Ave. to Sussex Ave. Widen, install drainage, chip seal.</i>	\$12,000	2006	Local
<i>Old Hwy 99 Maintenance – Sussex Ave. to N. City limits. Crack seal and chip seal.</i>	\$8,000	2006	Local
<i>Sidewalk Repair/Rehabilitation – throughout City.</i>	\$8,000 \$2,000	2004	SCP Local
<i>Yelm/Tenino Trail Phase 2 – from Rainier to Yelm. Paving for pedestrian & bicycle usage.</i>	\$179,000 \$ 86,000	2004	Federal State
<i>Park Ave. Howard to 6th Ave. Widen, install drainage, chip seal</i>	\$12,000	2007	Local
<i>Crescent St. from Park Ave. to Sussex Ave. Build, install drainage</i>	\$10,000	2008	Local
<i>Old Hwy 99 from Sussex Ave to N. City limits Crack seal & chip seal</i>	\$8,000	2008	Local
<i>5th Ave. from Wichman St. to Park Ave. widen, install drainage, chip seal</i>	\$4,000	2008	Local
<i>Any other street Repair due to damage or general use</i>			

GOALS AND POLICIES

Provisions in this Transportation plan affect both the incorporated City of Tenino as well as unincorporated areas within Tenino's urban growth area. While the City of Tenino will adopt this entire chapter, Thurston County will adopt provisions that apply within the unincorporated areas. Thurston County will therefore adopt the text, map, and the joint goals, policies, and actions below that are denoted with an asterisk ().*

***GOAL T-1: Provide a transportation system that is compatible with neighboring cities, Thurston County, Washington State, and other transportation providers.**

Policy T-1.1: The City shall encourage public participation in the transportation planning and design process through open workshops and public hearings.

Policy T-1. 2: The City's planning, construction, and operations of transportation facilities and programs shall support and complement the transportation functions of the State, Thurston Regional Planning Council, adjacent counties, neighboring cities, Tenino School District, and other entities responsible for transportation services in the Tenino urban growth area.

**Action: The City will work with Intercity Transit, Thurston County and any other groups or agencies willing to help provide transportation services to Tenino residents.*

**Action: Support Thurston County and TRPC in identifying and implementing innovative rural transportation services to at-risk rural populations that offer at a minimum, affordable life-line services through public, private and not-for-profit partnerships.*

Policy T-1.3: Join with TRPC, Thurston County and other cities in the south county area to evaluate mobility issues associated with rural corridors, including LOS standards and expectations, design capacities, maximum street width and associated issues.

Action: Actively participate in transportation mobility discussions dealing with the preservation of the core commercial area.

***GOAL T-2: Provide a well-maintained transportation system providing safe and cost-effective movement of goods, services, and people.**

Policy T-2.1: The City shall adopt and maintain the following level of services for two-hour traffic flows:
Minor Arterials

- Policy T-2.2. The City shall classify Tenino's streets according to federal, state, regional, and local guidelines.
- *Policy T-2.3. A highly interconnected street network shall be provided for ease and variety of travel throughout the City and the UGA.
- Action: The City will investigate alternatives to service the new UGA area.*
- *Action: Thurston County will ensure implementation of this policy through its review of conversion plans associated with clustered development proposals within the unincorporated UGA.*
- Action: The City will get updated information from TRPC and the regional travel demand model periodically to calibrate its congestion calculations and incorporate background regional traffic growth, and to ensure consistency with the adopted regional modeling assumptions.*
- Policy T-2.4: The City shall maintain the transportation system at a level comparable with design standards applied to new facilities.
- Action: The City will establish programs and schedules for the level and frequency of roadway, bikeway, and sidewalk maintenance.*
- Policy T-2.5: The City shall encourage travel by means other than the automobile and provide for pedestrian and bicycle safety throughout the City.
- Action The City will look for ways to leverage investments in the Yelm-to-Tenino trail to increase local circulation opportunities for bicycle and pedestrian travel.*
- Action: The City will work to develop the trailhead of the Yelm-to-Tenino trail into a gateway to the regional network, providing linkages for Tenino citizens to that bigger network as well as opportunities for those arriving in the city to access local streets and businesses.*
- Policy T-2.6: Explore opportunities for freight mobility and use of the rail line for transporting products originating in Tenino, in accordance with the 2025 Thurston Regional Transportation Plan goal 8: Freight Mobility.

Action: Develop policies and design standards that minimize conflicts caused by the potential growth of freight movement into and out of individual areas.

*Policy T-2.7: In the unincorporated UGA, Thurston County's Capital Facilities Plan and any applicable levels of service shall govern.

GOAL T-3: Provide a transportation system with minimal environmental impact and energy consumption for a high quality of life to be enjoyed by Tenino's residents.

Policy T-3. 1: In order to minimize adverse environmental impacts resulting from the construction and operation of transportation facilities, the city of Tenino shall:

- Consider environmental costs of development and operation of the transportation system;
- As much as possible align and locate transportation facilities away from environmentally sensitive areas;
- Mitigate unavoidable environmental impacts where possible; and
- Solicit and incorporate the concerns and comments of interested parties.

Policy T-3.2: The City shall employ guidelines to:

- Control access to roads from adjacent facilities where appropriate
- Route arterials and major collectors around neighborhoods to minimize traffic impacts on residential areas;
- Prevent new residential areas from fronting on arterials;
- Provide landscaping and noise buffers along major roadways; and,
- Provide facilities for bicyclists and pedestrians.

Policy T-3.3: Transportation Demand Management programs of the City, County, State, Intercity Transit, and other agencies should work to decrease auto dependence, shall be well coordinated, and shall be consistent with Regional Transportation Plan goals.

Policy T-3.4: Transportation improvements in Tenino and the UGA shall be encouraged that allow efficient provision of

transportation services such as park-and-ride lots, park-and-pool lots, vanpools and carpools.

Policy T-3.5: City and County participation shall continue with state government and Intercity Transit in maintaining an ongoing regional program to promote and facilitate ridesharing by the general public and commuters.

Policy T-3.6: Encourage pedestrian and bicycle access to and from residential and commercial areas by improving and adding sidewalks throughout the city.

Policy T-3.7: Require new commercial developments that border Sussex to put in sidewalks and curbs.

GOAL T-4: Promote responsible transportation system improvement funding with public and private sector participation.

Policy T-4. 1: The City will use a standardized, well-documented, and objective process to establish clear priorities for transportation expenditures within Tenino and the urban growth area.

Policy T-4.2: The City will consider the following criteria when setting priorities for improvements:

- The need to maintain or upgrade existing transportation facilities at the adopted levels of service;
- The need to upgrade or build new transportation facilities to encourage and support growth and economic development in the area; and,
- An improvement's true cost, including operation and maintenance costs; environmental, economic, and social impacts; and any replacement or closure costs.

Policy T- 4.3: Expenditures on transportation projects should be prioritized according to the following rankings:

1. Correct known safety hazards in the road system and improves traffic operations through low cost improvements.
2. Maintain the existing transportation system to prevent facility deterioration, and avoid major reconstruction of roads and bridges.

3. Secure low cost solutions such as improved traffic signs, signals, and roadway markings to accommodate increases in traffic.
4. Widen existing or construct new roadways to alleviate existing capacity problems and to accommodate increases in traffic.

Policy T-4.4: The City shall attempt to secure adequate long-term funding sources for transportation through a variety of methods, including:

- 1. Encouraging public/private partnerships for financing transportation projects remedying existing transportation problems, or fostering economic growth in the Tenino area.**
2. Taking advantage of state funds such as the Transportation Improvement Account (TIA), and the Public Works Trust Fund (PWTF).
3. Encouraging the use of Local Improvement Districts (LIDs) by property owners to upgrade roads to meet City road standards;
4. Requiring impact mitigation payments or seeking voluntary contributions from developers; and,
5. Seeking federal transportation funding through TRPC programs.

Policy T-4.5: The City requires that any transportation improvements or strategies requiring impact mitigation are constructed and/or financed concurrently with development. This means that either construction or financial commitment will be required for necessary transportation improvements from the private or public sector within six years of a development. To monitor these commitments, the City will adopt a concurrency management program that will:

- Annually monitor key transportation facilities with updates to the Six-Year Transportation Improvement Program;
- Assess levels of service;
- Determine compliance with the adopted level of service standards;
- Identify facility deficiencies;
- Review comprehensive transportation plan and other

related studies for necessary improvements; and,

- Make appropriate revisions to the Six-Year Tip;

Annual monitoring of the financial sources and strategies needed to construct the TIP will also be completed in the program.

Goal 5: Provide Transportation investments that support the specific travel needs of youth, elders, people with disabilities, literacy or language barriers, and those with low incomes.

Policy T-5.1: Where possible, ensure that public transportation stops and walkways are accessible to people with different physical capacities.

Policy T-5.2 Explore opportunities to extend life-line transportation services to those no longer served by public transportation or dial-a-lift services.

Action: The City will work with TRPC, Thurston County, and others to identify innovative partnerships and opportunities for extending public transportation alternatives to those who do not or cannot drive.

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Chapter VI

PARKS, RECREATION AND OPEN SPACE ELEMENT

PARKS AND RECREATION

Tenino has a strong recreational base comprised of 35 acres of city-owned park, the pool, and museum. In addition, the three schools located in Tenino provide recreational opportunities. Although Tenino has 35 acres of parks to serve its current population, it will be important to upgrade facilities, acquire new properties for recreation and open space, and to establish new programs to accommodate growth and changing needs, including the need, as local and regional population densities rise, to preserve quiet enjoyment of designated open spaces.

Tenino's city-owned park comprises 35 acres.

The city park is the site of the former Tenino Stone Company quarry and office. In addition to park and recreation uses, it is a major historical site, with the quarry office (Quarry House) intact and in-use as a meeting hall, the quarry in-use as the City Pool, and as the site of the relocated Ticknor School and railroad station which is now the Depot Museum.

Tenino's park provides opportunities for both active recreation and quiet enjoyment. It is located on Park Street, on the south end of the city, along an abandoned portion of the Burlington Northern Railroad tracks. This parcel has a peaceful atmosphere with large trees, campgrounds, picnic tables, playground equipment, and restrooms. The City recognizes the importance of maintaining the peaceful atmosphere provided by the stand of trees in this area.

The park provides both passive and active recreation and is the trail head for the Rails to Trails park program.

The larger parcel is on the south side of the tracks. It has a variety of available facilities such as picnic tables, restrooms, baseball and soccer fields, playground equipment, nature trails, and the quarry swimming pool. Seventy-five percent of the park lands are in their natural state.

Other public recreation facilities available at Tenino High School include the stadium, track, tennis court, softball field, and two baseball fields. At Tenino Middle School there are playing fields and a tennis court, and Parkside Elementary has swings and other playground equipment.

Tenino's schools also provide recreational opportunities

The City recognizes the need to maintain the existing park, pool, and other facilities, and to expand active recreational facilities in the park though funding for such activities remains a challenge.

The Depot Museum, Quarry House, Quarry pool, and Ticknor School are closely linked to Tenino's history and identity. The park and its facilities

are also a tourist draw and could be expanded to attract more tourists, but the needs of Tenino's citizens should come first.

Aside from the park, recreational facilities and programs within the city of Tenino are very limited. For activities such as bowling or watching movies residents have to travel outside the city. There are several dining establishments and antique stores in the downtown area. The Yelm to Tenino Trail system is currently being constructed. Thurston County Parks and Recreation budgeted \$285,000 for this segment of the trails system in 2004. When completed, the trail will add biking, walking, jogging and equestrian facilities to outdoor recreational activities within the city.

Open Space

Tenino's open spaces contribute to its pastoral atmosphere. Both public and private lands can be considered open space, including parks, farmland, playing fields, forested hills, wetlands, and public rights-of-way. These spaces contribute to Tenino's small city atmosphere, offer visual relief and separation from urbanized areas, and serve as a natural system which protects surface water, ground water, and air quality. Also open space provides and maintains valuable wildlife habitat. The continuation of such open spaces will positively affect Tenino's air and water quality, slope stability, and soils.

Environmentally sensitive wetlands preserved as open spaces improve water quality and serve as natural flood retention areas, filter surface run-off before it recharges the aquifer, and provide habitat for diverse plants and wildlife.

Open spaces provide the qualities that the people of Tenino have identified as the most loved aspect of their city. Tenino residents value the natural beauty and quiet, small city rural atmosphere. With rapid growth in the county, views of rolling hills, woodlands, and pasture lands are decreasing, while the natural beauty surrounding Tenino have remained the same.

ISSUES SUMMARY

Tenino has a large public park which is closely linked to the city's history. The park was the site of a sandstone quarry operation, with the original quarry office intact, and the former quarry site in use as the public swimming pool. It is also the site of a museum which is housed in the original railroad station depot, and the old Ticknor school which has been moved from its original Skookumchuck Rd. site to a location next to the museum. This well-loved park is a community focal point. Funding for

Tenino's city park includes several buildings of historic value as well as a swimming pool in what was once the area's sandstone quarry.

Other than the City Park and school play fields, there are very few recreational opportunities in Tenino.

Open space in Tenino contributes to the city's pastoral atmosphere.

maintaining such a large park system remains a challenge for the city. There may be an opportunity to partner with Thurston County Parks and Recreation to upgrade bathroom and parking facilities within the park as part of the Yelm to Tenino 'Rails to Trails' program. A park plan is needed in order to provide a long-range vision for Tenino's parks and to assist in obtaining funding for infrastructure improvements.

Open spaces provide qualities that the people of Tenino have identified as the most loved aspect of their city.

GOALS, POLICIES AND ACTIONS

All of the goals and policies in this chapter apply to the City of Tenino alone. Thurston County will not adopt any part of this chapter.

GOAL PR-1: Provide ample parks, open space, and recreation facilities and programs which are accessible to all segments of the population for active and passive enjoyment.

Actions:

- Encourage recreational development in conjunction with the city's historic sites and buildings to attract tourism.*
- Establish recreation programs that are responsive to the needs of the residents.*
- Develop more recreational programs for youth.*
- Establish and Implement a Parks Impact Fee program for the purchase of new park lands and for upgrades and maintenance of existing parks capital facilities.*

GOAL PR-2: Continue to maintain and enhance the beauty and significance of the Tenino park system by renovating and adding facilities in a phased manner.

Action:

- Establish a Parks Advisory Board which would represent the population of Tenino School District.*
- Develop a parks master plan that would make policy for future parks development.*
- Apply to Interagency Committee for Outdoor Recreation (IAC) for parks funding.*
- Consider charging a fee for the use of the pool.*
- Upgrade the restrooms in the park.*
- Build a picnic shelter and add picnic tables.*
- Improve walking and jogging trails.*

Additional parks policies can be found in the Capital Facilities Element and the Land Use Element of this Comprehensive Plan

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CHAPTER VII CAPITAL FACILITIES ELEMENT

INTRODUCTION

In order to comply with state laws, maintain and improve city services and accommodate orderly growth, the City of Tenino anticipates significant investment in its capital facilities over the next several years. These projects include upgrades to the water supply system, implementation of a sanitary sewer plan, improvements to city streets and the storm water system, and routine replacement of worn out city equipment. To approach these projects in a coordinated and cost-effective way the City has developed this capital facilities plan for December 1, 2004 through December 1, 2010 with the input of the community, county, and state officials, and appropriate technical advisors.

This chapter includes updated information about the following capital facilities. The information will be used to help prioritize future capital projects:

- Water supply system
- Sanitary sewer system
- Storm water system
- City streets
- City buildings and equipment
- Parks and recreation facilities
- Police and fire protection
- Tenino school system

Subsequent chapters in this Plan will discuss in more detail the transportation system, private utilities such as electricity, natural gas, telephone and cable television service, and parks and recreation facilities.

Water Supply System

Tenino's water system includes approximately 13 miles of distribution pipe, two 275,000 gallon reservoirs, 3 wells and approximately 650 service connections.

The wells are located at the northern edge of the City near the middle school. Well #1 produces 290 gallons per minute while Well #3 produces 378 gpm. Due to excessive sand infiltration, Well #2 sees limited duty and currently has no pump installed. All wells are individually chlorinated, metered and monitored with run-time clocks. All wells feed the distribution system through a common pipe.

Tenino's water supply is its aquifer, lying underneath the city.

Two city wells serve 650 businesses and residents.

Two 275,000 gallon reservoirs store water for fire protection and other uses.

To receive city water outside of the city limits, consumers must pay 50% more than those inside city limits.

The dual reservoirs have a combined capacity of 550,000 gallons. They are located within fenced city property on Lemon Hill, approximately ¼ mile west of the city limits. The reservoirs are within city limits, although they are located outside the city limits proper. The base elevation is approximately 480 feet. The location is about 200 feet above the city and provides good static water system pressures of about 90 pounds per square inch. This property is termed a “utility annexation”.

Groundwater contamination of the city’s aquifer is a concern due to use of septic systems.

The majority of the distribution system was installed in the 1970’s. Since that time, other minor projects have been completed to loop the system. About 80% of the pipe is asbestos concrete, 10% cast iron and 10% PVC. Most of the distribution system serves residents within the city limits, however, six residences outside the city but within the Urban Growth Area are also being served. There are no city ordinances prohibiting extensions outside city limits but within the UGA, however the cost to the homeowner is about 50% more than to those inside the city.

The city has water rights for a maximum instantaneous withdrawal rate of 700 gallons per minute.

The city has approximately 90 fire hydrants, 640 metered water service connections and 100 additional inactive water meters.

Water usage in Tenino has been increasing steadily since 2000:

In 2000	67,659,900 gallons were used
In 2001	63,879,700 gallons were used
In 2002	76,521,600 gallons were used
In 2003	87,231,500 gallons were used

Required fire flow is 1,500 gpm for all areas of the City.

The total allocation of water rights amounts to a maximum of 88,000,000 gallons. The city is almost at capacity.

City water customers use about 93% of the water pumped as averaged over 3 years.

Due to the location of the aquifer underneath the city and the lack of a city-wide sewer system, possible groundwater contamination is a concern.

The following is a summary of findings presented by Gibbs & Olson, Inc. Engineers in their April 1997 Tenino Water System Plan:

- The City of Tenino has water rights to 270 acre-feet (88 million gallons) per year with a maximum instantaneous withdrawal rate of 700 gallons per minute.
- Well Pumping records are kept daily. The year with the highest water usage (98%) was in 2003 and the lowest was in 1993 (65.1 million gallons).
- All required water quality tests have been conducted as required by the Department of Health and the city is in compliance.

- The city's three wells are located on property at the north edge of the city, near the middle school. The three wells are capable of producing in excess of 700 gpm.
- Water storage was expanded in 1994 with two 275 thousand gallon reservoirs
- Required fire flow is 1,500 gpm for all areas of the city, according to Fire District #12. According to the Washington Survey and Rating Bureau, fire flow around the middle school should be 3,500 gpm.
- City water system customers use about 93% of the water pumped as averaged over the 3 years: 1995, 1996 and 1997. This number was expected to grow at about .62% per year to about 666 by the year 2000, and by the year 2015, to about 745.
- The city's water distribution system is in good condition. There are only a few areas of the city which are not protected by a fire flow of 1,500. These areas are generally served by dead end mains. Two of these areas are the downtown area surrounding the intersection of Sussex and Hodgden Streets and the Sussex and Sheridan Streets intersection. The system consists of several dead end mains, which if looped, will improve water quality and quantity in many areas of the city.
- New water rate increases were approved in 2002, allowing the city to build-up a reserve account in addition to providing a construction fund.

Water service fees have been established for both inside and outside the city limits by ordinance. There are no latecomer agreements, remote system service policies or inter-governmental agreements.

Tenino needs to acquire additional water rights to support growth and/or develop a sewage treatment plant with groundwater recharge in order to accommodate water needs for future development. Mima Acres, the Alpaca of America property and possibly Loma Vista have water rights that the city may be able to purchase in the future.

The nearest adjacent water systems are Bucoda approximately 4½ miles to the south and Rainier, approximately 7 miles to the east. There are no interties.

Based on city water-use records, approximately 30% of the city's water consumption is attributed to non-residential customers in addition to the water use by residences. These non-residential customers include schools, commercial and industrial businesses, churches, parks and public service buildings. This usage is fairly common among smaller communities, according to Gibbs & Olson, engineers.

Groundwater contamination of the city's aquifer is a concern due to use of septic systems.

The city has water rights for a maximum instantaneous withdrawal rate of 700 gallons per minute.

Required fire flow is 1,500 gpm for all areas of the City.

City water customers use about 93% of the water pumped as averaged over 3 years.

Recommendations

In late 2003, it became apparent that Tenino's water usage was coming close to its maximum allowable water rights. To provide for more growth, the city must:

- Acquire additional water rights.
- Develop a sewage treatment system using some form of water reuse.

The 1997 Water System Plan made the following recommendations that are still in effect:

- A new well should be drilled soon because of the possibility of aquifer contamination. This well(s) should be located away from the existing wells and have the capacity of at least 400 gpm.
- Fire hydrants should be located within 350 feet of a building and should produce at least 1,500 gpm of fire flow, unless adjusted by the Fire Marshall.
- The water transmission system should have redundant supply lines to and from the reservoirs.
- The city should eliminate dead end mains.
- Increasing fire flow in the vicinity of the middle school to 3500 gpm, is still needed.
- Implement a Conservation Program
- City is in the process of developing a Cross Connection Control Program.
- Revise Water System Plan in 2004.
- Pursue the acquisition of additional water withdrawal rights.

Costs and Proposed Funding Sources

The 2002 estimate for a fourth well is \$300,000. The city has been gathering funds for this purpose through a surcharge on water bills.

The cost of acquiring additional water withdrawal rights must be researched and planned for.

Protection and Conservation of the Water Supply

The Tenino Water System is a Group A Community System. Water quality monitoring requirements are established by the State of Washington under WAC 246-290. The Department of Health sets maximum contamination levels for a variety of contaminants. Routine

The city needs to acquire additional water rights for future growth.

Currently, there is an unlimited number of water connections available

30% of the city's water consumption is from non-residential customers

A fourth well may be needed in case of aquifer contamination.

Tenino's water system is a Group A Community System.

testing is done to identify any bacteriological and inorganic chemical and physical contaminations.

Tenino's **Wellhead Protection Plan** addresses aquifer protection as its goal and can be found as an appendix to the city's Water Plan.

Tenino's **Water Conservation Plan** focuses on the basic conservation methods of rate incentives, education and reduction of unaccounted for water when required.

Sewer System

Current System

Tenino currently utilizes on-site septic disposal for all wastewater treatment. It is suspected that many existing septic systems are now handling wastewater volumes and/or products that exceed their designed capacity. The present system poses a threat to water quality because drainfields are located directly above the city's aquifer.

Proposed System

In July, 2002 the City of Tenino General Sewer Plan was approved by the Department of Ecology and by the City of Tenino. Currently, a Sewage Treatment Facility Plan is being developed. Once approved, and funding secured, development of the sewage treatment plant can begin.

Groundwater recharge was recommended for the sewage treatment system due to soils in the area, the over-allocated water rights in the Chehalis Basin, the order by the Department of Ecology not to release treated wastewater into any nearby streams and the costs of piping the water outside the area, as well as the benefits of replenishing groundwater stores.

Estimated Costs

The cost estimate prepared by Gibbs & Olson for the 2002 Tenino Sewer Plan includes \$7,352,000 for a collection system that uses grinder pumps and pressure sewer lines. This was the lowest cost of the alternatives considered and equates to a monthly cost per connection of \$8.85. The initial connection fee is estimated at \$4,700 per connection, and the annual Operations and Maintenance cost at \$83,300.

On-site septic disposal poses a threat to water quality.

A General Sewer Plan has been approved by the City and the Department of Ecology.

Soils are the most important factor in determining the location of a sewer system.

Tenino has a Wellhead Protection Plan and a Water Conservation Plan

Estimated costs of a sewer system are \$8.85 per connection with an initial connection fee of \$4,700

The costs estimated for the Groundwater recharge system (Membrane Bioreactors) including a construction contingency, sales tax and O& M is \$6,966,000.

Costs are shown in 2002 dollars. The cost of annual inflation, presently 3% will impact future costs.

Possible Funding Sources

- The State of Washington Department of Ecology Centennial Clean Water Fund Program (CCWF).
- DOE, State Revolving Loan Fund (SRF).
- U.S. Department of Agriculture, Rural Development, The Rural Utility Service, formerly known as FmHA and RDA.
- The Washington State Office of Community Development, Community Development Block Grant (CDBG).
- The Washington State Public Works Board (PWB), Public Works Trust Fund (PWTF).
- Design, Build.
- City-wide ULID.
- Revenue Bonds, local rates and connection charges.

The 2002 General Sewer Plan recommends that the City apply for an Ecology grant for the Treatment Plant of \$2,370,000 and a loan of \$2,370,000 for a total of \$4,740,000. The recommended funding source for Collection and Grinder Pumps is a Rural Utilities Service grant of \$5,514,000 and a loan of \$1,838,000 for a total of \$7,352,000. Tenino is expected to use utility revenues for initial costs of \$210,000. The combined total would be: \$12,302,000

Construction start-up will be based on funding availability. City customers will be connected first. After that, customers in the UGA maybe served in areas where the density is high enough to make extensions cost effective.

Storm Water System

During periods of rain, the water that runs off of roads, parking lots, roofs, lawns and other areas can carry surface pollutants into the aquifer which supplies Tenino's drinking water, and into Scatter Creek and its tributaries, endangering the health of fish and other aquatics, as well as fish habitat. Flooding and drainage problems can cause septic tank leaks or backups, and cause great damage to streets, sidewalks, and building foundations.

Possible funding sources are listed.

If a sewer plant is constructed, city residents will be served first and then areas in the UGA where the density is high enough to make it cost effective.

Storms generate heavy runoff from the Mill Pond to the east and Blumaer Hill to the south.

Tenino has minimal storm drainage facilities.

Current System

The city currently maintains minimal storm drainage facilities. The system is not well integrated and includes several drainage wells and at least one collection system draining directly into Scatter Creek. Because the city is lower in elevation than much of the surrounding area, storms generate heavy runoff from the Mill Pond to the east and Blumauer Hill to the south, strain the capacity of Scatter Creek, and raise the water table very near to the surface.

Standing water often accumulates on the west and south edges of the city. The flow of Scatter Creek is also impeded at the Burlington Northern rail line, where an inadequate culvert causes water to flow above the bank, around the elevated railroad bed, and onto Morningside Street.

Huston Street and Park and Fifth also have a real problem with stormwater. On Huston Street the water comes up within 2 feet of the surface. The runoff from Mill Pond flows down towards Fifth and Park. Twenty-four hours after that area floods, the Huston area floods.

New Requirements

New development in Tenino must minimally comply with the Thurston County Storm Drainage Manual unless the city imposes a higher standard. New state and federal requirements may soon require the replacement of drainage wells with other diversion devices and possible treatment of stormwater runoff.

Any new storm drains are required to use “rock galleries” which spread the water out more. Oil/water separators are also required if there are asphalt surfaces in commercial, industrial and public uses zones.

Proposed Projects and Sources of Funding

Projects proposed:

- Deal with the collection system flowing into Scatter Creek
- Work with the railroad to replace culvert
- Provide storm drain system for Mill Pond down to Huston
- Develop a storm water plan.

Funding for storm water development is available in the Street Fund and the Water Fund. Because of the dual nature of stormwater drainage being an issue to streets and water quality, additional funding may be available from several state and federal sources.

The most efficient way to deal with stormwater issues is to develop a Stormwater Utility that would operate similar to the water utility and the proposed sewer utility where customers would be billed a certain amount per month to develop and maintain stormwater systems. The first step in this process is to develop a Stormwater Plan. A Community

New development must minimally comply with the Thurston County Storm Drainage Manual unless there is a higher city standard.

Establishing a stormwater utility would be beneficial in collecting revenues to develop and maintain stormwater systems.

Standing water often accumulates on the west and south edges of the city.

Development Block Grant would be the appropriate funding source for this.

City Streets

The City of Tenino maintains 12.98 miles of streets. There are also 2.34 miles of County roads in the UGA. The City of Tenino will assume maintenance responsibility over roads in the UGA as the lands around them are annexed by the city.

Tenino uses the Washington State Department of Transportation (WSDOT) Streetwise Program that rates all streets in terms of condition, length and width. A new WSDOT funding program that Tenino is using is called "New Street". If the city can prove that underground utilities are new, WSDOT will fund new street improvements when applied for. Tenino obtained a WSDOT Transportation Improvement Board (TIB) grant to rebuild and resurface the following streets so they can handle school bus traffic:

- Garfield
- Howard
- Huston
- Lincoln
- Clayton Street, Sussex to the High School
- Second Street to the High School

The city received a TIB grant a few years ago to re-do and add sidewalks throughout the City. The city plans to do this again as matching funds become available. The city can also offset the costs of developing and maintaining roads through road impact fees as allowed by RCW 39.92.

A more detailed description and analysis of Tenino's transportation system and proposed projects appears in Chapter V.

City buildings and equipment

The old downtown is a compact area along Sussex Street featuring sandstone buildings constructed in the early 1900s. The Fire Hall, Library and City Hall are grouped together in the downtown area. The city park with its historic quarry house and train depot museum, lies across the nearby unused rail line. City buildings are generally in good condition. In 2004, the city hall will undergo renovation to make it ADA accessible. An ADA Plan is needed for all public buildings and walkways in Tenino, to plan how the City will comply with federal ADA requirements.

The city receives funding from WSDOT to upgrade streets and sidewalks.

Tenino citizens are very proud of their downtown area and nearby park which includes historic sandstone buildings and a sandstone quarry converted to a swimming pool.

The old historic City Hall was built in 1907 of Tenino sandstone and was the quarry house of the Hercules Sandstone Company. The building was donated to the city, moved in 1922 and later expanded. It houses many of the city offices, council chambers and municipal court. The building was extensively renovated in 1987 and is in good condition. In 1996 the Police department moved to a new building on McClellan, located on the southwest end of the city. This location is relatively undeveloped and provides room for parking and other activities.

Tenino enjoys being in the Timberland Regional Library system.

The present Library building was donated to the city and remodeled for its current use in 1987 and is in good condition. The Library has a collection of some 11,000 books and is a member of the five-county Timberland Regional Library system that finances library operations.

The Tenino Train Depot was constructed on the main railroad line south of the city in 1914. It was moved to its present site along the idle Tenino-Yelm line in 1975 and exhibits objects of historical significance. The nearby quarry house, originally the office of the Tenino Sandstone Company, is used as a community center and features log interior covered with sheet rock. In the recent past, the city spent \$50,000 for a new foundation, linoleum and paint. This facility is rented to provide a source of income for the city.

The historic quarry house is used as a community center.

There are four other Public Works Department buildings in the city. A new Public Works shop is located between 6th and 7th Streets and Wichman and houses tools and equipment and serves as a storage space for the Public Works Department. The old Public Works building is located at 798 West Sussex and will be demolished and the property put up for sale. Funds will go into new building costs. There are also two small pump houses located between the middle school and the high school for the city's two active wells and pumps. A new animal shelter is located at the reservoir property and was constructed in 1999.

Fundraisers have helped purchase city equipment.

Proposed City Building Expenditures

In late 2003, the office of the municipal court was moved into the City Hall building from the Police Department. With funding available for renovation from a CDBG grant (housing rehabilitation funds), the city hall will receive new paint, carpeting and window coverings and an ADA accessible door, in 2004.

City Equipment

The public works department owns 2 pickup trucks, 1 dump truck, 1 street sweeper, a backhoe, and a mower tractor. The pickup trucks are on a 10-year replacement schedule and the backhoe is on a 12-15 year replacement schedule.

Tenino has achieved some savings in the past by purchasing used vehicles and equipment. The city has also been successful in meeting some of its major facilities costs through community fundraising. An account with annual appropriations for vehicle purchases, operations and maintenance is needed to defer costly failures due to deferred purchases and maintenance.

Tenino's city park encompasses 35 acres.

Tenino departments will review costs and benefits before purchasing equipment needed to maintain its service standards. Infrequently used equipment will be rented or services contracted when it is determined that rental or contracting is of greater benefit to the city.

Parks, Recreation and Community Facilities

Tenino's 35 acre park includes several historic buildings: the Train Depot Museum, the historic Ticknor one-room school house and the Quarry House, as well as the quarry swimming pool and bath house. Originally a sandstone quarry, the pool is unusual because of its size (it is 90 feet deep) and its waterfall that cascades down the sandstone face used to aerate the water. The pool is popular but expensive to maintain, requiring about \$20,000 per year. There is no pool use fee, but maintenance, lifeguard costs, and operating expenses are funded by a bi-annual community fundraiser which covers about half of the costs.

The Yelm to Tenino Trail system extends from the City of Yelm to Tenino's city park.

The park also has nature trails, restrooms, 4 baseball fields, a playground, picnic tables and a large open field. The County received a grant to pave a trail that extends from the City of Yelm, to the Quarry House in Tenino's city park. Tenino is a designated trail-head for the Yelm to Tenino "Rails to Trails". Part of this trail is equestrian-oriented. The city would like to add camping spots and upgrade the bathrooms with showers to accommodate travelers on the Rails to Trails pathway.

An annual Old Time Music Festival is held yearly in Tenino, as well as Oregon Trail Days. The city is also a host for the Seattle to Portland annual bike ride.

Tenino's schools also provide recreation opportunities with their stadium, track, tennis courts, baseball fields, and playing fields. The school gymnasiums often serve as the location for community events. Tenino holds an annual Old Time Music Festival in the high school gymnasium. This event and others provide opportunities for school clubs to raise extra money by selling concessions and promoting a sense of community between generations. School District officials are highly responsive to community meeting space needs, however, usage has almost reached saturation point.⁹ There is a possibility of using an abandoned school building as a community center.

⁹ Sederberg, Robyn E. *Tenino/Bucoda Community Center Feasibility Study Final Report. A Community Development Planning-Only Project.* April 2002.

Open space around Tenino and the city's open space and public rights-of-way contribute to the small town atmosphere and are considered very important to Tenino citizens. These open space areas also help to protect air and water quality. While the large park is a great asset to Tenino, it will be necessary to add facilities and acquire new properties for recreation and open space as Tenino grows in area and population.

The National Recreation & Park Association's (NRPA) standards, state that a park, recreation and open space system should provide approximately 34.45 acres of all types of park land for every 1,000 persons in the population.

Proposed Parks Projects and Sources of Funding

The city plans to replace aging playground equipment, develop camping sites and improve the restroom facilities at the city park. In addition, the Quarry House will need continual maintenance and upgrading to accommodate continued use.

As Tenino continues to grow, neighborhood parks will become an important priority. This would allow residents living at the perimeter of Tenino and within the UGA walking-distance access to public places in which to relax, recreate and exercise. Funding for neighborhood parks includes; private donations, city general fund revenues, and state and federal grant monies, such as the Community Development Block Grant program.

Table Proposed Parks and Recreation Projects

2003-2006	Project Name	Estimated Cost	Source of Funds
2004	Playground Equipment	\$25,000	CDBG, housing rehab proceeds
2006	Quarry House Renovation – upgrade kitchen	\$50,000	CDBG
2006	Upgrade restrooms and expand camping facilities	\$90,000	CDBG

Police and fire protection

The Tenino Police Department is located on the west end of town and shares a building with the City Hall. The Police Department has 4 police cruisers in need of replacement schedule because of heavy use.

Fire Department operations are contracted with Thurston County Fire District #12. The city furnishes one pumper/rescue truck and an ambulance. The county furnishes one tanker, two brush trucks and ancillary equipment and provides for all operation and maintenance costs.

Neighborhood parks will be needed in Tenino as growth occurs.

Tenino has its own police department, operating 4 cruisers.

Thurston County Fire District #12 serves Tenino with a Fire Department building located in the downtown area.

The Fire District will need to replace its equipment over time, however, the City of Tenino is not expected to provide this equipment.

Proposed Improvements

The city needs to maintain a Police Vehicle Replacement Fund as a part of the Tenino General Fund.

Tenino School System

The Tenino School District consists of Parkside School, Tenino Elementary School, Tenino Middle School (grades 6-8), and Tenino High School (grades 9-12). Parkside underwent extensive renovation in 1989 and the High School was completely remodeled in 1991 at a cost of \$4 million. These improvements increased the capacity of the school system to approximately 1,700 students.

In the 2002-2003 school year, Tenino schools served 1,392 children in grades Kindergarten through 12th grade (not including Running Start). A comparison of enrollment from 1989 through 2003 follows:

Year of enrollment	Number of Children
2002-2003	1,392
2001-2002	1,372
2000-2001	1,373
1999-2000	1,375
1989-1999	1,434

Steve Smedley, Superintendent of Tenino Schools, supplied the following projections for Tenino schools based on mortality/survival rates for the previous years.

Year of enrollment	Projected Number of Children
2003-2004	1,390
2004-2005	1,400
2005-2006	1,403
2006-2007	1,409
2007-2008	1,419
2008-2009	1,420

School Capacity

According to Mr. Smedley, Parkside elementary classrooms for grades kindergarten through second grade are currently full. This also includes preschool and handicapped classes. For grades 3 through 5, a

Tenino has an elementary school, middle school and high school which serve children within a large district surrounding the cities of Tenino and Bucoda.

The capacity of the three schools is limited in terms of expansion.

classroom currently being used for other purposes could be converted to accommodate 23 – 25 children. The Middle school has one classroom that is being used as a computer lab but all the other classrooms are full.

The High School is full at this time but Mr. Smedley stated that more children could be accommodated if need be, by moving teachers around.

Direction for the future. The Tenino School District adopted a Capital Facilities plan in June 2005. It expects to continue to grow and will therefore need to add new facilities. To cover the local share of the new facilities, the district has decided to ask the city of Tenino to impose school impact fees, as allowed under the GMA and local implementing ordinances. The maximum allowable impact fee is calculated according to an adopted formula within the District’s capital facilities plan, which will be reviewed for updates on an annual basis.

TABLE 6-YEAR CAPITAL IMPROVEMENT PLAN

<i>Fund</i>	Year	Proposed Improvement	Estimated Cost	Funding Sources
Sewer	2005	Purchase land for sewage treatment plant	Unknown	
	2006	Build treatment plant	\$2,370,000 grant \$2,370,000 loan	Ecology
	2006	Collection and Grinder pumps	\$5,514,000 grant \$1,838,000 loan	Rural Utilities Service & City utility revenues
Water	2007	Drill new well at 400 gpm. Includes permits, fees, engineering, drilling, testing and main tie in.	\$327,818	
		Provide redundant supply lines to and from reservoirs	\$109,480 (1995 dollars)	
	ongoing	Add fire hydrants to comply with 350 foot requirement.	\$22,750 (1995 dollars)	
	ongoing	Eliminate dead-end mains.		Water utility
		Increase fire flow near middle school to 3500 gpm	\$78,200 (1995 dollars)	
	2005	Implement Water Conservation Plan	\$1,000	Water utility
	2005	Revise Water System Plan	\$25,000	Water utility
	2007	Acquire additional water withdrawal rights.	unknown	
Stormwater	2010	Replace culvert at the Burlington rail line (this is located in Scatter Creek Flow Line)	\$250,000 (replace culvert, change flow line, permits & engineering)	City street and water funds & help from railroad

	2010	Develop storm drain system for Mill Pond down to Huston	\$250,000 (engineering, permits & installation)	
	2006	Develop storm water Plan	\$25,000	CDBG
	2007	Develop storm water utility	unknown	Utility funds
Parks & Recreation	2006	Quarry House renovation – upgrade kitchen	\$50,000	CDBG
	2006	Upgrade restrooms and expand camping facilities	\$90,000	CDBG
	2004-05	Develop Park Plan	\$5,000	Municipal Capital Improvement
Police		Police vehicle replacement fund		General Fund
Other	2005	Develop ADA accessibility Plan	\$24,000	CDBG
Transportation	2004 - 2005	Central Avenue in front of Parkside School, Ritter Street to Custer Street – widen, install drainage and overlay.	\$180,000 \$ 20,000	SCP Local/State
	2004 - 2005	Custer Street Maintenance – Sussex to Park. Widen, install drainage, overlay.	\$45,000 \$ 5,000	SCP Local/State
	2005	N. Wichman Street Maintenance – Sussex to City limits. Widen, install drainage, overlay.	\$70,000 \$ 5,000	SCP Local/State
	2004	Huston Street Maintenance – Old Hwy 99 to 9 th Avenue. Widen, install drainage, chip seal.	\$5,000	Local
	2004	S. Stage Street Maintenance – Central Ave. to Sussex Ave. Widen, install drainage, chip seal.	\$5,000	Local
	2005	Howard Street Maintenance – Park Avenue to Lincoln Ave. widen, chip seal.	\$5,000	Local
	2005	Olympia Street Maintenance – Sussex Ave. to Park Ave. Widen, install drainage, chip seal	\$7,000	Local
	2004	S. Wichman Street Upgrade – 6 th Ave to dead end. Build and chip seal, install drainage.	\$6,000	Local
	2004	Reynolds Street Upgrade – Park Ave. to Dead end. Build and chip seal, install drainage.	\$4,000	Local
	2006	McClellan Street Maintenance – 5 th Ave. to Sussex Ave. Widen, install drainage, chip seal.	\$12,000	Local
	2006	Old Hwy 99 Maintenance – Sussex Ave. to N. City limits. Crack seal and chip seal.	\$8,000	Local
	2004	Sidewalk Repair/Rehabilitation –	\$8,000	SCP

		throughout City.	\$2,000	Local
	2007	Park Ave. Howard to 6 th Ave. Widen, install drainage, chip seal	\$12,000	Local
	2008	Crescent St. from Park Ave. to Sussex Ave. Build, install drainage	\$10,000	Local
	2008	Old Hwy 99 from Sussex Ave to N. City limits Crack seal & chip seal	\$8,000	Local
	2008	5 th Ave. from Wichman St. to Park Ave. widen, install drainage, chip seal	\$4,000	Local
		Any other street Repair due to damage or general use		

GOALS AND POLICIES

The City of Tenino will adopt all the goals, policies, and actions listed below. Thurston County will adopt those denoted with an asterisk (*).

Goal CF-1: Coordinate timing, expansion, and location of public facilities to meet present demand and allow for future growth in a cost-effective manner.

Policy CF-1.1: New developments within the city limits shall be required to assume the costs of providing on-site public facilities and services. These include road improvements, sidewalks, street lights, connection to water main lines, and on-site treatment of wastewater, or connection to sewer main lines when available.

Policy CF-1.2: The City shall pursue outside sources of funding when available and appropriate to fund major capital improvements.

Policy CF-1.3: New development shall be allowed only when and where all public facilities are adequate, and only when and where such development can be adequately served by public facilities without reducing the level of service elsewhere.

Action: Information about new housing developments should be routed to the Tenino Schools as soon as possible to aid in their facility planning.

Action: The City should adopt the Tenino School District Capital Facilities Plan, develop a School Impact Fee Ordinance, and enter into an Interlocal Agreement with the Tenino School District to implement collection of those impact fees for new homes.

*Policy CF-1.4: The City and County shall cooperate on ground water monitoring and management issues to maximize the effectiveness of aquifer protection, wellhead protection, and sewerage construction efforts. This cooperation should extend at least to ground water mapping, monitoring, data management, and may extend to other issues of mutual interest.

Action: Implement a wellhead protection plan for the City and its urban growth area as resources become available, to protect water sources from contamination, to avoid costly and disruptive loss of water service, and to ensure adequate water quality for future growth and economic development.

*Policy CF-1.5: New development within Tenino's urban growth areas on community water or community sewage disposal systems shall build water and other public facility systems to city standards to ensure efficient transition to city public facilities in the future.

**Action: The City and County will work together to ensure common standards are developed and employed during the permit review process.*

Goal CF-2 Prevent stormwater flooding

Policy CF-2.1: Adopt the Thurston County Stormwater Drainage Manual.

Action: Evaluate current storm drainage system

Policy CF 2.2: Develop a Storm Water Plan.

Action: Apply for grant funding to develop a Storm Water Plan.

Action: Research funding sources to develop a Storm water system.

Action: Explore feasibility of developing a Storm water utility to collect funds for the development and maintenance of storm water systems.

Goal CF-3: Promote the phased development of a municipal sewer system through capital improvement planning.

Policy CF-3.1: The appropriate role of on-site sewage disposal shall be considered during sewerage planning to assure that economic development goals, aquifer protection goals, and wellhead programs can all be implemented. This consideration may affect the use

of on-site sewage disposal depending on Tenino's specific soil, geologic, and hydrological conditions.

Action: Continue to seek state and federal grants and loans for sewer construction.

Goal CF-4: Continue to promote and expand the availability of recycling options for Tenino residents.

Policy CF-4.1: The City shall coordinate with Thurston County and private providers of recycling services to maintain and expand the availability of recycling for Tenino residents.

***Goal CF-5: Promote the provision of public facilities to all areas within the city limits and to the UGA in a phased manner in coordination with the growth plan.**

Policy CF-5.1: Ensure that an adequate water supply is available for development in a timely fashion throughout the study area.

1. The acceptable level of service for water utilities shall be governed by the fire flow requirements found in the Uniform Fire Code.
2. "Concurrency" for water supply purposes is defined as that point in the initial phases of development when combustible materials are first introduced to the site.

Policy CF-5.2: Ensure that when sanitary sewer service is available, where feasible, it shall be used by development inside the Urban Growth Boundary.

1. The acceptable level of service for the sanitary sewer collection system is 75% of capacity.
2. The acceptable level of service for treatment capacity for the waste water treatment plant is 80% of capacity.
3. "Concurrency" for the sanitary sewer system is defined as having the system installed and operational at the time of occupancy of the development.
4. "Concurrency" for on-site septic systems is defined as installed and operational at the time of occupancy of the development.

Policy CF 5-3: Require that adequate storm water collection and disposal facilities be provided by the developer.

1. The acceptable level of service for storm water collection and disposal are systems capable of

containing a water volume equivalent to a 25-year, 24-hour storm event.

2. "Concurrency" for the storm water system is defined as that point in the development process when impervious street surfaces are installed.
3. Design all new storm water outfalls to include best management practices for water quality.

*Policy CF-5.4: In the unincorporated UGA, Thurston County's Capital Facilities Plan and any applicable levels of service shall govern.

Policy CF-5.5: All new water distribution mains will have a minimum diameter of 8-inches in order to minimize future fire flow restrictions.

Policy CF-5.6: Encourage utility installations and system upgrades or repairs to be accomplished in a manner sensitive to the environment.

Action: Require the under-grounding of utilities in new developments where feasible.

Action: Encourage the under-grounding of utilities in system upgrades.

Action: Reclamation following installation activities along shorelines and in fragile hillside areas shall be required.

***Goal CF-6: Encourage the planning and use of public parks and facilities for multiple purposes.**

Policy CF-6.1: Existing public parks and meeting places shall be made available for use by the public to the maximum extent that is practical. Existing public parks shall be made available for use consistent with good stewardship and sound environmental practice.

Policy CF-6.2: The City shall pursue options for expanding and improving community parks and facilities to meet demonstrated community needs without diminishing their environmental integrity.

Action: Acquire or develop a centrally located community facility to be used for day care, youth facilities, senior activities, and other uses.

*Policy CF-6.3: The City and County shall continue cooperative efforts to provide recreational services within the city.

- *Policy CF-6.4: The City and County shall coordinate efforts to identify, plan, acquire, and develop park and recreation areas and facilities within the urban growth area.

The Level of Service Standard for Parks and Recreation facilities shall not fall below the National Recreation & Park Association standards of 34.45 acres of all types of park land for every 1,000 persons in the population.

Goal CF-7: Ensure that capital facilities planning is consistent with other elements of the Comprehensive Plan and with the capital facilities plans of other jurisdictions.

- Policy CF-7.1: If probable funding falls short of meeting existing needs, the City shall reassess the capital facilities plan and the land use plan as well as other elements of the comprehensive plan to ensure that all elements are coordinated and consistent.
- Policy CF-7.2: The capital facilities financial plan shall be updated every two years.
- Policy CF-7.3: The City shall evaluate the capital facility plans of other nearby jurisdictions as part of the City's process for updating its own capital facilities plan.
- *Policy CF-7.4: As the City and County individually update their capital facilities plans, each shall coordinate with the other to ensure consistency.

Goal CF-8: Ensure roads are adequate to meet transportation needs.

- Policy CF8-1 Evaluate and possibly implement transportation impact fees to ensure continued levels of service.

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CHAPTER VIII ECONOMIC DEVELOPMENT ELEMENT

Historically, Tenino's economy has fluctuated as the economic situation changed due to closures of the sandstone quarries, the decline of the timber industry and with the development of the interstate freeway that reduced Tenino's role as a transportation hub. As a result of these changes, Tenino has become a bedroom community for Tumwater, Olympia and Centralia and has experienced an increase in population of about 1.4% per year.

The Thurston County Regional Planning Council's Buildable Lands Report, showed that in 1998, 43 persons were employed in industrial businesses in Tenino and 443 in commercial businesses. The projected employment growth for 2025 was for 85 industrial workers and 706 in commercial enterprises.

According to a survey conducted by the Tenino Community Betterment Team in 1996 in preparation of an Economic Development Plan, of those employed, more than half the individuals worked in the Olympia, Tumwater, Lacey areas and only 15% worked in Tenino. The remaining 14% worked in the Centralia/Chehalis area and 12% worked in the Tacoma area.

Primarily due to lack of a city-wide sewer system, commercial and industrial development options remain limited in Tenino. To help identify economic development opportunities, several studies have been conducted for Tenino and the general area:

- Community attributes were assessed with recommendations for economic development in South County during a series of Economic Summits in 1988 co-sponsored by Puget Power in the communities of Tenino, Grand Mound, Rochester and Yelm.
- In early 1991, the Thurston County Economic Development Council (EDC) assessed the strengths, weaknesses, threats and opportunities (SWOT) facing communities in south Thurston County. These assessments became the basis for a second economic summit where short-term actions and follow-up plans for implementation were developed.
- In 1996 the City of Tenino hired a professional planning consultant to develop an economic development plan.

Tenino is a bedroom community of Olympia, Tumwater and Centralia.

Over half of Tenino's residents work outside the city.

Lack of sewer system has prevented economic growth.

Tenino has addressed its economic development issues through different planning processes.

Economic Summits

The economic summits co-sponsored by Puget Power generalized the strengths of the South County communities as: being friendly, proud and independent with many projects initiated through volunteer efforts. South County is close to larger urban areas while at the same time maintaining a small town quality of life. Land and housing are relatively inexpensive compared to the larger urban centers. The sandstone quarries in Tenino are a unique historical attribute, which could supplement the tourism/visitor corridor that is developing in South County.

Participants involved in the 1991 SWOT assessment envisioned that the downtown district should provide a positive image by:

- Rehabilitating blighted areas,
- Initiating a downtown association;
- Coordinating clean-up activities with civic groups,
- Drafting and enforcing strict sign and landscaping ordinances.

The Puget Power Economic Development Summit and the 1994 Tenino Comprehensive Plan, both listed the following main themes as the community's desire to:

- (1) Retain and expand existing industry while recruiting new industry;
- (2) Focus new commercial development in the downtown core;
- (3) Improve community appearance and preserve historic structures;
- (4) Pursue tourism possibilities, and;
- (5) Construct a phased municipal sewer system.

The studies recommended that these goals present a balanced approach to economic development and should be further analyzed for implementation possibilities.

1996 Economic Development Study

In 1996, the city hired a professional planning consultant to develop an *Economic Development Plan*. The following are excerpts from a "Community Characteristics" chapter:

- The City of Tenino has been experiencing moderate population growth in the past few years and that trend is expected to continue.

The downtown area of Tenino could attract business and tourism through community involvement efforts.

Unemployment in Tenino is significantly higher than in other parts of Thurston County.

The largest number of Tenino residents are employed in the service sector.

- The unemployment rate in the City of Tenino is significantly higher than in the County and the State as a whole. Recent business closures have added to this dilemma.
- Although the largest number of Tenino residents are employed in the service sector, the percentage of residents employed in this sector is far below the state and national average. The manufacturing and retail sectors also employ a large percentage of Tenino residents.
- The condition of the housing stock is quite deteriorated in certain parts of the city. A large portion of the housing stock was built prior to 1939.
- The downtown area is the focus of activity in the City of Tenino. Sussex Avenue is the backbone of the community surrounded by residential development.
- The water system is adequate for existing and future needs. The city should apply for additional water rights to increase maximum withdrawal rates.
- The city is in need of a sanitary sewer system in order to encourage economic development. Development is severely restricted, primarily in the downtown area, due to the reliance on on-site septic systems.

The downtown area is the focus of the community.

Development of a sewer system will greatly increase Tenino's ability to attract economic development.

A sewer system plan has been approved and a sewer facility plan is being developed.

The *Economic Development Plan* included four basic goals:

- To develop a wastewater collection and treatment system,
- To revitalize the downtown area and to improve the appearance of the city,
- To diversity economic development and industrial activity, and
- To ensure full implementation of the economic development plan.

Progress to Date

The first goal (develop a wastewater treatment facility) is being addressed. The city and the Department of Ecology have approved The *Tenino General Sewer Plan*. In 2004, city engineers were working on a Sewage Treatment Facilities Plan. Once that is completed, it's a matter of finding a suitable location to construct the Plant and to find funding to develop the project. The City of Tenino currently assesses a utility fee to help pay for the costs of a sewer system in the future. Finding funding for a sewage treatment

plant will be a challenge as grant monies for infrastructure projects are scarce. However, there may be other alternatives to consider:

- Work with potential developers of large projects within and/or adjacent to Tenino's city limits to develop a joint sewage treatment facility.
- A property owner several miles to the west of Tenino, at the intersection of Tilley Road and the Grand Mound/Tenino Highway, is interested in partnering with the city to construct a sewage treatment plant that would distribute its treated effluent onto his property which will be developed into botanical gardens. According to that property owner, there is grant money available for this type of partnership.
- Explore less expensive sewage treatment alternatives.

The second goal (revitalize and improve the appearance of the downtown area) is a long-term process. Downtown Tenino businesses include a bank, restaurants and retail establishments. The old downtown is a compact area along Sussex Street characterized by historic sandstone buildings built in the early 1900's. According to the *Economic Development Plan*, commercial infill has considerable potential for Tenino.

There is a reserve of commercially zoned land that can be developed or redeveloped into retail or service use. The September, 2002 *Buildable Lands Report for Thurston County*, developed by the Thurston Regional Planning Council, showed that there were 20 acres of vacant or partially used land zoned for commercial uses in Tenino and its UGA, in 2002. In addition, there were 6 acres of land with redevelopment potential.

The *Buildable Lands Report* showed that there were 178,995 square feet of building floor area devoted to commercial uses in 2000 in Tenino, on 28 acres. This included parking. Four of those acres were in Tenino's UGA.

The *Economic Development Plan* noted that in order to remain economically viable, the City of Tenino needs to attract additional private investment to improve its tax base. Because of the limitations of septic systems in serving businesses and because there are a number of lots in the downtown district that are currently undevelopable because they are being used for septic drainfields, potential businesses have been lost to other communities that can provide sewer.

The *Buildable Lands Report* also showed that in Tenino and its UGA, there were 32 acres of vacant or partially used Industrial lands and another 2 acres with redevelopment potential. There were 41,927 square feet of floor area in 2000 devoted to industrial uses on 4 acres of land. Most of the industrial land available is

Revitalization of the downtown area is a long-term process.

Sandstone and brick should be used in building in the downtown core.

There are about 20 acres of vacant or partially used land zoned for commercial uses in Tenino.

The hold-up on developing the sewer plant is finding funding to build it.

located along the railroad corridor that is zoned for industrial use. Industrial land is primarily located on the west side of the city, convenient for rail access as well as highway access. Most of that property is owned by one property owner who has been asking very high prices for his land. The city may want to consider finding alternative sites for industrial uses and apply industrial zones to those sites to provide more options to potential businesses.

Vacant industrial land amounts to 32 acres, primarily in the railroad right of way.

Implementation

The *Economic Development Plan* called for five capital projects to be implemented. They include:

1. Hire an economic development staff person;
2. Develop a long-range sanitary sewer plan;
3. Develop a streetscape plan and parking study for Sussex Avenue;
4. Complete an industrial site selection study/marketing plan; and
5. Complete a community center needs assessment study.

A community center needs assessment study was completed, recommending use of and improvement of the Quarry House.

Two of the five capital projects have been completed: a long-range sanitary sewer plan has been developed, and a community center needs assessment study has been conducted. The sewer plan was completed and approved by the city and the Department of Ecology in 2003. The Community Center Needs Assessment Study was completed in 2002. The Community Center study found that most services needed by community members were already being provided, although information about those services was not being well advertised. Unfortunately, since that study was conducted, south county cities and towns have lost transit services.

The city should hire an Economic Development staff person.

The study also recommended that the Quarry House, located in Tenino's city park be renovated to provide community activities. This may not be feasible because of the Quarry House's status as a Historical building and the potential costs of extensive renovation. Alternative suggestions include providing space in the Sewage Treatment Plant, once it is developed, for community activities and using a soon to be abandoned school district building for community meeting space.

A streetscape plan and parking study were also recommended in the Plan.

Implementation of the additional 3 tasks have yet to be accomplished:

- Hire an economic development staff person;
- Develop a streetscape plan and parking study for Sussex Avenue; and,
- Complete an industrial site selection study/marketing plan.

These tasks should be considered a priority in improving the economy of the city.

GOALS AND POLICIES

The first goal listed in the 1996 *Economic Development Plan* was to develop a Sanitary Sewer System. This involved developing a long-range sewer plan to address service area, type of collection, outfall location, financing and construction. Tenino's 2002 Sewer Plan has been approved by the City of Tenino and by the Department of Ecology and Department of Health. The next step is to find funding opportunities to develop the Sewage Treatment Facility. That has yet to be accomplished; therefore, this element will include funding as a goal.

The additional goals and policies were identified through the economic summits, the SWOT, the *Economic Development Plan* and through the planning process used to develop this Comprehensive Plan as well as the previous Comprehensive Plan.

Goal ED-1 Develop a Sewage Treatment Plant.

Policy ED-1.1: Obtain funding to construct a Sewage Treatment Plant.

Goal ED-2: Revitalize the Downtown Core and Improve the Appearance of the City.

Policy ED-2.1: Bolster the economic viability of businesses in the downtown core.

Policy ED-2.2: Enhance the streetscape of Sussex Avenue.

Policy ED-2.3: Improve pedestrian/bicycle access and safety throughout the City of Tenino.

Policy ED-2.4: Improve the exterior appearance of the buildings in the downtown core.

Policy ED-2.5: Encourage good building design and maintenance.

Goal ED-3: Diversify Economic Development Industrial Activity.

Policy ED-3.1: Explore additional site locations for industrial development.

Policy ED-3.2: Provide opportunities for industrial development in Tenino.

Policy ED-3.3: Retain and expand existing industries.

Goal ED-4: Ensure full implementation of the Economic Development Plan.

Policy ED-4.1: Hire a full-/part-time Economic Development staff person to implement the strategies and action items of the Economic Development Plan.

GOAL ED-5: Encourage economic development that diversifies the economic base, provides local employment dollars, and is environmentally sound.

- Policy ED-5.1: The City shall provide an adequate amount of industrial land suitable for development within the city limits through zoning and through annexation of lands within the urban growth boundary.
- Policy ED-5.2: The City shall implement a growth plan that is compatible with a quality environment.
- Policy ED 5.3: The City shall use public funding of infrastructure such as water service, and in the future, sewer service, to facilitate economic development when and where possible.

GOAL ED-6: Encourage retention and expansion of existing businesses, and encourage new non-polluting businesses to locate in Tenino.

- Actions:* Conduct a study of existing businesses to determine what additional businesses Tenino can support and which would overlap and exceed the demand or market.
- Explore availability and seek grants, low interest loans and create financing techniques such as revolving loan funds, tax incentives, public development corporations, local development corporations and others.
- Actively recruit new businesses.
- Encourage residents in the Tenino area to use local business.

GOAL ED-7: Take full advantage of Tenino's economic potential for tourism.

- Actions:* Explore actual economic potential of tourism development through an organized study.
- Seek volunteer, State and Economic Development Council (EDC) assistance to explore tourism potential.
- Locate signs on I-5, State highways, and in the City to provide directions to tourist attractions.
- Continue to publish and circulate information about annual events and other local tourist attractions.
- Encourage parks, historical, and business activities to monitor use by tourists.
- Encourage the use of public facilities by visitors to the area.

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CHAPTER IX HOUSING ELEMENT

The **Housing Element** explores current housing in Tenino, housing conditions, affordability factors and attempts to estimate future housing needs. The information provided in this section provides the basis for future policies regarding housing in Tenino and in its Urban Growth Area.

Housing units in Thurston County have grown at a slightly faster rate (30%) over the decade than population (28.6%). The decline in household size, which fell from 2.55 persons per household in 1990 to 2.52 in 2000, may be part of the reason for this trend. Declining household size has important implications for both the type of housing which the population will need in the future, and the amount of land that will be needed for future population growth.

Existing Housing Inventory

According to the U.S. Census, Tenino had a population of 1,447 living in 615 homes in 2000. The average household size was 2.52 persons per home.

Of the 615 homes:

- 431 (70%) were single-family stick-built homes;
- 86 (14%) were manufactured homes;
- 96 units (16%) were multi-family housing.

Over the period from 1990 to 2001, 108 homes were added in Tenino, averaging 10 homes per year.¹⁰

The year 2002 was a busy construction year in Tenino. The Tenino Building Department reported adding 14 new stick-built homes and 6 manufactured homes for a total of 20 new housing units.

By August, 2003, building permits for 6 new single family homes had been issued and the April 2003 population estimate has risen to 1,495, an increase of 1.7% since the previous year.

The following Table shows types of housing built since the 2000 Census, according to city building permit data as well as Thurston Regional Planning Council reports.

Average household size in Tenino in 2000 was 2.52 persons per household.

Tenino has been averaging 10 new homes per year.

In 2002, 20 new homes were built.

Manufactured homes have increased by 72% over the past 10 years.

¹⁰ Thurston Regional Planning Council, "The Profile, October 2002, Table III-3.

	*Total Housing Units	Single- Family	Manufa- factured Homes	Multi- family	Total Housing Starts
1990 Census	524	389	50	85	
2000 Census	613	431	86	96	7
2001 Building Dept. data	621	2	3	0	5
Percent change 1990 - 2000	17%	11%	72%	13%	
2002 Building Dept. data	641	14	6	0	20
Aug. 2003 Building Dept.data.	647	6	0	0	6

*Note: the number of total housing starts and total housing units may not add up due to minor discrepancies in census information and in Thurston regional Planning Council numbers when Census estimates were updated.

Subdivision activity in the unincorporated areas of Thurston County has exceeded subdivision activity in its cities and towns. In Tenino, one subdivision with 7 lots was created in 1999 and two subdivisions with a total of 6 lots were created in 2000.¹¹

In Tenino's UGA, there are a total of 42 single family homes on 739 acres.

Housing Vacancy

Out of 615 housing units in 2000, 575 were occupied and 40 or 6.5% were vacant. When the city estimated its population in 2002, based on new construction, a vacancy rate of 6.5% was also used. According to local realtors, the actual vacancy rate is close to 5% in Tenino with older homes needing lots of TLC, remaining vacant for long periods of time.

Housing Condition

Age of housing, plumbing facilities and overcrowding are all factors in determining the condition of housing in a community. The 2000 Census lists 2 homes in Tenino as lacking complete plumbing facilities. This amounts to .3% of the total housing stock.

The Census also lists 16 homes (2.8%) as having 1.01 or more occupants per room which is considered overcrowded. All of those homes were built prior to 1999 which suggests the potential for deteriorating housing conditions.

Those homes that remain vacant for long periods of time in Tenino are in need of major renovation.

Several homes in Tenino lack complete plumbing facilities or are overcrowded, indicating substandard housing conditions.

¹¹ Thurston Regional Planning Council, "The Profile", October 2002.

The age of a house can help determine condition, especially where older homes have not been adequately maintained. In addition, the likelihood of having a home with lead-based paint is increased significantly in older homes. Lead was banned from residential paint in 1978. A 1999 national survey found that 67% of housing built before 1940 had significant lead-based paint hazards. This declined to 51% of houses built between 1940 and 1959, 10% of houses built between 1960 and 1977 and just 1% after that.¹²

In 2000, Tenino had one of the lowest housing values in Thurston County.

The possibility of having lead-based paint is less in the northwest than in the northeast part of the country and incidences of LBP also have to do with the condition of the housing unit.

In comparing age of housing between Tenino and Thurston County (excluding Olympia and Lacey), Tenino's housing stock is older and there has had less recent building activity:

	<u>Tenino</u>	<u>County</u>
Homes built after 1980	29%	49%
Homes built in the 1970s	27%	28%
Homes built prior to 1940	26%	5%

A national survey found that 67% of housing built before 1940 had significant lead based paint hazards.

Although there are hazards associated with older homes, preservation of older units is one of the best ways of providing affordable housing in a community.

Cost of Housing

In 2000, the median value of owner-occupied housing units in Thurston County was \$145,200. In Tenino, the median value of owner-occupied housing units was \$97,900. Other than for the small town of Bucoda to the south and for the Chehalis and Nisqually Reservations, Tenino had one of the lowest housing values in Thurston County.¹³

26% of Tenino's housing was built prior to 1940.

The median gross rent for Thurston County in 2000 was \$655 and in Tenino it was \$504. This is the lowest median gross rent reported for all jurisdictions in Thurston County.

Preservation of older homes can provide affordable housing options in a community.

¹² Draft Thurston County Consolidated Plan 2003-2007. Expanding Opportunities for Affordable Housing.

¹³ Thurston Regional Planning Council, The Profile, October 2002

Housing Affordability

HUD guidelines define housing affordability as a household paying no more than 30% of gross income for gross housing costs, including utilities. When housing costs rise at a faster rate than household income, as is currently the case in Washington State, more people are in danger of homelessness.

In 2000, Tenino's Median Household income was \$34,526, about \$10,000 less than that for Thurston County. About 9 percent of Tenino's citizens were listed as having incomes below the poverty level in 2000.

A high proportion of Tenino's households are classified by the Department of Housing and Urban Development (HUD) as low income households. Thus, there is a definite need for inexpensive housing in Tenino.

2003 Thurston County Income Levels*		
Income Level	Percent of Median Family Income	Annual Income
Extremely low	0 to 30% of median income	\$19,300
Low	31 to 50% of median income	\$32,150
Moderate	51 to 80% of median income	\$51,450
Middle	81 to 95% of median income	\$61,085

*Based on a median family income for a family of 4 of \$64,300 FY 2003.

In Tenino in 2000, 26 percent of owner costs exceeded 30% of income and 41.9% of renter costs exceeded 30% of income. These figures are slightly higher for both owner and renter costs compared to Thurston County.

Future Housing Needs

The Thurston Regional Planning Council developed a Dwelling Unit forecast for cities and UGAs in Thurston County based on 1990 Census and building permits. That forecast showed single family units and multifamily housing units increasing while manufactured homes stayed constant.

What we are now seeing however, is that from 1990 to 2000, manufactured homes increased by 72%. Single family homes increased by 11% and by 2 new homes in each of 2001 and 2002. Multifamily housing increased by 13% over the ten year period with no additional units built in 2001 or 2002.

Tenino had the lowest median gross rent in Thurston County in 2000 at \$504 per unit.

About 9% of Tenino's households had incomes below poverty in 2000.

In 2000, 26% of home owner costs and almost 42% of renter costs exceeded 30% of income.

Consumers seem to be looking for less expensive forms of housing, to offset utility and other related housing costs.

Medium and high population estimates for the year 2026 amount to 1,642 people to 1,862 people based on whether or not a sewage treatment plant is built. Based on the average household size of 2.52 persons per household, Tenino's estimated population could need up to 739 housing units, 124 more than currently in city limits, should the treatment plant be developed. Some of this growth will have to occur in the Urban Growth Area due to lack of adequate vacant developable land in city limits, especially when limited to septic systems.

The City of Tenino plans to encourage development of an adequate amount of affordable housing by allowing manufactured homes in appropriate zoning districts. In addition, the city will consider allowing alternative housing types such as accessory units or allowing apartments to be located above commercial businesses, especially in the downtown area.

The Urban Growth Area includes an additional 739 acres. Of those, approximately 549 acres are currently undeveloped. Should those properties develop at the county density of 1 unit per 5 acres, 109 homes could be accommodated. Development densities will increase once those properties are annexed, according to city standards. Because Tenino is limited in terms of building densities in the city limits due to lack of a sewer system, the additional land in the UGA will be extremely valuable in terms of future growth potential.

ISSUES SUMMARY

This section of the Comprehensive Plan mirrors the same concerns as was stated in the 1994 Plan and outlines several housing issues of particular importance to Tenino:

1. Maintaining an adequate supply of quality, affordable housing for all income groups. Meeting this challenge is particularly difficult for Tenino since a high proportion of the City's residents belong to low income groups.
2. Preserving, improving, and rehabilitating the existing stock of housing. A large portion of Tenino's housing units were constructed prior to 1939 and will require a considerable effort to keep them well maintained.
3. Improving the quality and quantity of rental units in Tenino. Rental units are inexpensive and highly sought, but are often poorly maintained.

Manufactured homes are the fastest growing housing option in Tenino.

Projections for the next 20 years estimate an increase of 36 to 124 new homes in city limits based on whether or not city sewer service is available.

4. Balancing the rate of development of new housing units between Tenino and its urban growth area.

Housing development in the UGA must be balanced with the need for infilling in the existing city limits in order to make development of sewers feasible.

GOALS, POLICIES AND ACTIONS

Since this chapter addresses housing issues in both the incorporated City of Tenino as well as the unincorporated urban growth area, this chapter is adopted by both the City of Tenino and Thurston County. The City of Tenino will adopt this entire chapter, while Thurston County will adopt the text and the joint goals, policies, and actions identified with an asterisk (*).

HOUSING AFFORDABILITY

***GOAL H-1: Maintain a supply of adequate housing that is available to all income groups and segments of the population.**

- *Policy H-1.1: The City and County shall cooperate with public and private housing agencies to promote a fair and equitable distribution of housing for all income groups throughout the region.
- *Action: *The City and County shall pursue implementation of the fair share housing allocations developed by the Thurston Regional Planning Council.*
- Policy H-1.2: The City shall periodically review and amend the housing element, land use plan, capital facilities plan, and zoning code to ensure that an adequate supply of housing is available to members of all income groups.

NEW HOUSING DEVELOPMENT

GOAL H-2: Promote the construction and development of housing that meets the needs of low income and elderly segments of the population.

- Policy H-2.1: The City shall maintain an adequate amount of land zoned at densities that allow development of affordable housing.
- Action: *Seek creative private financing for new housing.*
- Policy H-2.2: The city shall provide for a variety of residential housing opportunities for single-family homes.

Action; Provide areas for residential neighborhoods without commercial or other uses.

GOAL H-3 Support the development of new housing within existing neighborhoods.

Policy H-3.1: The City shall encourage, through provisions in the zoning code, infilling neighborhoods with new housing within the city limits.

GOAL H-4: Ensure that new housing development is compatible in quality, design, and intensity with surrounding land uses and environmentally sensitive areas.

Policy H-4.1: The City shall identify lands not suitable for development (i.e. wetlands, geologically hazardous areas, etc.) and will adopt and enforce ordinances to protect them from deterioration.

GOAL H-5 Encourage new housing development that will make the most efficient use of public infrastructure and services.

Policy H-5.1: The City shall reference the land use, transportation, utilities, and capital facilities plans when making decisions affecting the location and density of housing.

PRESERVATION AND IMPROVEMENT OF EXISTING HOUSING

***GOAL H-6: Support and encourage the retention and rehabilitation of existing housing units.**

*Policy H-6.1: The City and County shall continue to coordinate with the Thurston County Housing Authority and other agencies for funding and administration of home rehabilitation and construction within the City and urban growth area.

GOAL H-7: Ensure the vitality and character of established residential neighborhoods.

Policy H-6.2: Preserve and improve housing through mandatory provisions.

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CHAPTER X HISTORIC PRESERVATION ELEMENT

Tenino's identity is reflected in its buildings and places. As evidence of the past, the historic buildings, markers, and sites in Tenino are irreplaceable. To ensure that guardianship continues into future generations, Tenino's rich historical heritage is being recognized and protected. In 2004, the National Registry of Historic Places officially recognized many of Tenino's sandstone structures as having national historic significance. These structures are also recognized as having state-wide historic significance.

The sandstone and brick structures of Sussex Avenue were built after a fire destroyed many downtown buildings in 1905, after which, an ordinance was passed prohibiting buildings made primarily of wood. Sandstone and local brick were the most readily available local materials at the time.

Tenino is a historical community where the remnants of the past are integrated into the city's current activities. Many of the seasoned commercial sandstone structures are located on Sussex Avenue, Tenino's main street. In addition, the park contains the Quarry Swimming Pool, the Quarry House, and the Depot Museum. Tenino contains twenty-one sites of historical importance that have been cataloged by the Thurston County Historical Commission. One of those buildings is a private residence; most of the historic commercial buildings are occupied and used. The most successful way to preserve history is to continue to use historic places and structures.

The importance of sandstone in Tenino is reflected in many of the city's older buildings. Most of the structures on Sussex Avenue were built between 1905 and 1914 and employ sandstone to some degree. The sandstone used in these buildings exhibits the different local grades. The Tenino Sandstone Company provided the solid blocks used in buildings such as the Tenino State Bank Building. The Eureka Quarry, to the northwest of Tenino, was a source of sandstone rubble. The Columbia building is an example of this use, with its walls made of odd sized stones mortared together.

The Tenino train depot, now a museum, was also originally located southwest of downtown. Built in 1914, it was moved to its present site in the park in 1975. The building is unusual because most depots of its size and vintage were made of wood.

Many of Tenino's historic buildings have been recognized as having national and state-wide historic significance.

There are currently 21 sites listed as having historical importance in Tenino.

Sandstone was used in building construction after a fire destroyed much of downtown in 1905.

In the park near the train depot is the Quarry House, which was the office of the Tenino Sandstone Company. The structure stands in its original location, and has rough sandstone pillars at the entrance. A few paces from the steps are remnants of a once elaborate sandstone porch.

The quarry swimming pool in the City Park was originally the Tenino Sandstone Company Quarry. The last sandstone building built in Tenino during this era was the Masonic Temple which stands out between the brick buildings on each side. By the time the Masonic Temple was built in 1921, the sandstone industry was on the decline.

Tenino's Historic District

Over the past several years, citizen volunteers have been working hard to include historic structures on the National Register of Historic Places. With this Comprehensive Plan update, Tenino now has a designated Historic Preservation Overlay Zone that includes 21 properties with frontage on Sussex Avenue, and encompassing 2.99 acres (refer to map at end of this Chapter).

Historic Character Overlay District

In 2004, the Historic Character Overlay District was added to Tenino's zones. The purpose of this district is to promote Tenino's sandstone heritage by requiring any new commercial development in the downtown core (see future land use map), to add sandstone to the exterior of its building and to encourage existing buildings to also add sandstone.

ISSUES SUMMARY

Tenino has an intact identity that is tied to its history of the sandstone quarries, the railroad, and the logging industry. This identity is reinforced by the quality of the architecture and the historic park. There are new uses in old buildings and new buildings in the city that further enhance this identity. It is therefore not necessary to search for a theme for future development. Other facets of the community's identity include Tenino's small city image and the community-oriented spirit of the residents. While quality design of a community is not a guarantee for economic revitalization, high quality design that relates to the past could establish an atmosphere for revitalization and act as a catalyst for future development. Enhanced community identity is vital to a higher quality of life based on increased enjoyment of surroundings and increased community pride of place.

Interest in local heritage has raised awareness about the value of the past and has made history and historical buildings an important priority in community life. Understanding the community's heritage promotes pride in the character and uniqueness of the community. Preservation not only

Tenino's city park has a quarry swimming pool and a quarry house, once used by the Tenino Sandstone Company.

To preserve and highlight Tenino's past, a Historic Preservation

Overlay zone has been established.

Tenino's Core Commercial District requires new buildings to incorporate sandstone into the building's exterior design.

creates a more interesting place in which to live but can provide economically rewarding activities as well.

The key to preserving Tenino’s historical sites is through use. A building that is an important part of a community’s activities will be cared for and will communicate a sense of history to all who use it. An excellent example of this is Tenino’s City Hall, which was once the quarry house for the Hercules Sandstone Company. The building has been moved, and has served as a quarry house, the public library, and as City Hall during its lifespan. Thus, the usefulness of a building or an area does not necessarily wane with the decline of its original purpose. City Hall, the quarry swimming pool, and all of Tenino’s vintage buildings have adapted well to modern purposes.

Continued use of existing historic structures is encouraged.

GOALS, POLICIES AND ACTIONS. This entire chapter applies to and will be adopted by the City of Tenino alone. Thurston County will not adopt any part of this chapter.

GOAL HP –1: Preserve, maintain, and use historic attributes of Tenino and encourage new development that will enhance and reinforce the historic community identity.

Policy HP – 1.1 The City shall require preservation, restoration, renovation, and official recognition of Tenino’s historic buildings in the Historic Preservation Overlay zone.

Actions: *Formulate and adopt a Historic Preservation Ordinance.*

Adopt ordinances that allow special tax valuation for renovation of historic properties and participate in the Thurston County Historic Commission and Historic Register.

Become a Certified Local Government through the National Park Service and the State Office of Archaeology and Historic Preservation.

Seek assistance from Thurston Regional Planning Council staff to identify grants and write grant applications.

Seek assistance from the Olympia Heritage Commission Design Review staff to establish design guidelines for future preservation and renovation efforts and for the design of new buildings.

Policy HP – 1.2 The City shall encourage and promote preservation, restoration, renovation, and use of sandstone in commercial buildings located in the Historic Character Overlay District M

Actions: Formulate and adopt a Historic Character Overlay District.

Improve existing signage and add new signage for historic sites and buildings.

Develop a Plan to provide incentives to encourage business owners to participate in using sandstone in their buildings and conform to the intent of this zoning district.

Policy HP-1.3: The City shall encourage new business to locate in the historic downtown.

Policy HP-1.4: The City shall strive to preserve and protect Tenino's historic character.

Actions: Identify and protect significant views in the City, particularly to the sandstone quarries.

Plan and design entry points to the downtown and at the city limits.

CHAPTER XI UTILITIES ELEMENT

INTRODUCTION

This utilities element has been developed in accordance with Section 36.70A.070 of the Growth Management Act (GMA) to address utility services in the City of Tenino for the next twenty years. This element describes how the goals in other plan elements will be implemented through utility policies and regulations.

The Growth Management Act (GMA) defines electricity, gas, telecommunications, and cable TV as “utilities”. It defines water and sewer systems separately as “public facilities”. As used in the Comprehensive Plan, “utility” and “public facilities” are not interchangeable terms. Sewer and water are considered “capital facilities” and are addressed in another chapter of the Plan, as is Transportation.

This element has been developed in accordance with county-wide planning policies, and has been integrated with all other planning elements to ensure consistency throughout the Comprehensive Plan. The location and capacity of all significant existing and proposed utilities, including electric, gas and telecommunication utilities, is presented in this element.

The City of Tenino understands that providers of electricity, gas, and telephone services are regional or inter-regional entities, and that provision of utility services must be well coordinated. In devising a utility plan for Tenino, the city has consulted providers, other jurisdictions, and regional coordinating groups to ensure that Tenino’s plans are consistent with others.

This element is organized into the following five sections:

- Electricity & Natural Gas
- Telecommunications
- Cable Television
- Recycling
- Goals and Policies

ELECTRICITY & NATURAL GAS

Electricity is provided to the City of Tenino by the Puget Sound Energy Company (PSE). PSE is a private investor-owned utility with the responsibility for providing electrical service to approximately one million residential, commercial and industrial customers in parts of western and central Washington State.

Utilities include: electricity, natural gas, telecommunications and cable TV.

Tenino is served by electricity, cable and, telecommunications.

Puget Sound Energy is the area’s electricity provider.

In accordance with state law, PSE has an obligation to provide electricity upon demand and in accordance with “tariffs” on file with the WUTC. In other words, PSE must provide service to customers within its service territory as it is requested. This is known as a utility’s duty to provide service.

Puget Sound Energy follows growth. Consistent with its duty to serve, this means that PSE will provide electrical service to development both within and outside of the urban growth area. Electrical facilities are therefore not a distinguishing factor in delineating “urban” from “rural” areas. An increased demand for electricity is expected as development occurs.

PUBLIC SERVICE OBLIGATIONS

As a matter of State law, PSE owes "public service obligations" to its customers. The Office of Community Development (OCD) recognizes "public service obligations" as an important concept, enough so that the term is defined in the GMA Procedural Criteria (WAC 365-195-210(16)). Further, the Procedural Criteria specifically recommend that local criteria for the siting of utilities over the planning period consider any public service obligations of the utility involved WAC 365-195-320 (2)(f)(ii)).

SYSTEM INVENTORY AND FORECAST OF FUTURE NEEDS

This inventory includes only the major features of the electrical transmission and distribution system. A full discussion and inventory of the distribution feeder system in Tenino is not included in this element because the level of detail required to do so is prohibitive. The design and location of future additions to the feeder system is not presented here because the exact design of the feeder system is driven by new development as it occurs.

The City of Tenino is served from the Blumaer Distribution Substation on Garfield Street. Three 115 kV transmission lines extend from this station to the north (along Old Highway 99), east (along SR 507), and southwest. The southwest line splits near the intersection of Crowder Road and 6th Street into two lines extending to the west (along Old Highway 99) and south (along SR 507).

Puget Sound Energy has estimated the existing winter peak load within the Tenino city limits to be approximately 4.6 Megavolt-amperes. The existing transmission lines have the capacity to meet the current and projected demand for electricity in the Tenino service area.

Puget Sound Energy follows growth and has a public service obligation.

Existing electric transmission lines have the capacity to meet the current and projected demand for electricity in the Tenino service area.

As growth occurs in the area served by the Blumaer Substation, power can be reallocated among the three distribution feeders (and future fourth) that divide and distribute electricity to meet customer demand.

According to demand forecasts made by PSE, the amount of new development in the Tenino GMA area alone, projected within the next twenty years, would not warrant new transmission facilities in the vicinity of the City of Tenino. The three 115 kV lines are planned to be upgraded to a higher capacity in the next five years or sooner. In addition, new development within this area will contribute to the electrical load of the Thurston County power system, and to the need for new transmission facilities to serve this electrical load.

Upgrades of electric lines are planned in the next 5 years.

Table 1: Existing and Proposed Electrical Facilities Serving Tenino

Facility	Location
Blumaer Distribution Substation	Garfield St., Tenino Extending from the switching station east and south along SR 507, and north and west along Old Highway 99.
Planned Facility	
230 kV Transmission Line	Construct a proposed 230 kV line from the proposed Spurgeon or St. Clair Transmission Switching Station south to the BPA C.W. Paul Transmission Switching Station.

Natural gas is not currently available in Tenino.

ENERGY DEMAND MANAGEMENT

While Puget Sound Energy does not maintain energy usage statistics for areas as small as Tenino, the per capita consumption of electricity in Tenino is similar to county and State averages, according to a PSE representative.

It is unlikely that natural gas service will be provided in Tenino in the next 20 years.

NATURAL GAS

The Town of Tenino is not currently served by the regional natural gas distribution system operated by Puget Sound Energy (PSE). Unlike electricity or basic telephone service, PSE is not obligated to provide gas service to all customers who request it. Thus, PSE may base its decisions regarding expansion of natural gas service on how the cost of such an expansion compares to the cost of extending service to other areas.

LONG TERM PROSPECT OF NATURAL GAS AVAILABILITY IN TENINO:

It is unlikely that extending natural gas service to Tenino will be feasible in the next twenty years. The cost of extending a new gas main to Tenino would be approximately \$8 to \$10 million. This would involve extending a

new main approximately 10 miles from the existing Rainer Gate Station located northeast of Tenino. The above costs do not include connecting service to each household. The long-term prospect of natural gas availability in Tenino depends on a variety of factors, including the relative costs of gas and electricity, regional power planning priorities, and trends in growth and economic development.

ENERGY CONSERVATION PROGRAMS FOR CUSTOMERS

PSE operates conservation programs to encourage efficient use of electricity and natural gas. Conservation offerings and incentive levels can change from time to time. Current residential conservation programs include rebates for Compact Fluorescent Lighting and for EnergyStar-rated high-efficiency gas furnaces. Other programs through Puget Sound Energy and the Community Action Council provide home weatherization assistance to low income families.

Energy conservation programs include rebates for compact fluorescent lighting and home weatherization assistance to low income families.

TELECOMMUNICATIONS

Like providers of electricity, providers of basic telephone service have a duty to provide service as it is requested within their service areas. Basic and long-distance telephone service is currently provided to the City of Tenino by the Tenino Telephone Company (TTC) whose service area includes Tenino, Bucoda, and the surrounding rural areas. TTC has been operating in this area since 1905. Since 1993, TTC has deployed miles of fiber optics as well as other technologies. DSL is available to any customer upon request. TTC acts prospectively to make certain that adequate facilities are in place when and where service is demanded. TTC foresees slow growth throughout its service area during the next twenty years and plans no major extensions of its service area. Verizon, Qwest and Comcast also provide long distance services in Tenino.

Tenino's telephone service provider is the Tenino Telephone Company.

Two cell towers are located in or near Tenino and provide coverage for cell phone service. Verizon located a cell tower in the old park and AT&T has a tower in the northwest corner just outside the city limits.

Cell towers provide coverage for cell phone service.

In addition to TTC's feeder system in Tenino, fiber optic cable extends through the city along SR 507 and on the south side of Park Street. Internet service is provided by Scatter Creek InfoNet, an affiliate of TTC with locations in Cowlitz and Thurston Counties.

Comcast provides cable television service and high speed internet.

CABLE TELEVISION

Tenino's cable television service is provided by Comcast. Their High Speed Internet cables run through Tenino along SR 507 and Old Highway 99.

RECYCLING SERVICES

Door to door recycling services are provided to the City of Tenino by LeMay's Refuse and Recycling Services of Centralia. The City pays for waste removal services while the provider generates an incentive to recycle through its rate structure.

ISSUES SUMMARY

The city of Tenino needs to coordinate with private utilities and other regional jurisdictions so that utilities may provide high-quality and reliable services to their customers and to plan for future development and expansion of utility facilities. The siting of utility facilities requires coordination with Tenino's land use plan so that uses will be sited in a manner reasonably compatible with adjacent land uses. In order to site utility facilities in a reasonably compatible manner, the City may investigate development standards that require some utilities to be located underground, in accordance with any rates and tariffs as well as with the public service obligations applicable to the serving utility.

The siting of utility facilities requires coordination with Tenino's Comprehensive Plan.

GOALS AND POLICIES

Since this chapter addresses utility issues in both the incorporated City of Tenino as well as the unincorporated urban growth area, this chapter is adopted by both the City of Tenino and Thurston County. The City of Tenino will adopt this entire chapter, while Thurston County will adopt the text, map, and the joint goals, policies and actions identified with an asterisk (*).

***GOAL U-1.1: Facilitate the development and maintenance of utilities to accommodate the growth that is anticipated to occur in Tenino and the Tenino urban growth area, consistent with the serving utilities' public service obligations.**

**Policy U-1.1: The City and County shall encourage the joint use of transportation rights-of-way and utility corridors, where possible.*

**Policy U-1.2: The City and County shall provide timely and effective notification of interested utilities of road construction, and of maintenance and upgrades of existing roads, to facilitate coordination of public and private utility trenching activities in the Tenino urban growth area.*

- Policy U-1.3: The City shall consider utility permits simultaneously with the proposal requesting service and, when possible, approve utility permits when the project to be served is approved.*
- *Policy U-1.4: The City and County shall coordinate with each other and with utility providers to ensure that planned growth and associated provision of utilities are consistent.*
- Policy U-1.5: The City shall maintain current information on existing and proposed facilities of private utilities within the Tenino urban growth area.*
- Action: Maintain current information in the Comprehensive Plan on the future plans of private utility providers within the Tenino urban growth area.
- Policy U-1.6: Planning for private utilities shall be recognized by the City as the primary responsibility of the private utility providing the corresponding service. The City generally shall participate in the development of, and rely on, plans prepared by each utility undertaking facility and capital improvement planning.*
- Policy U-1.7: The city shall ensure that development regulations are consistent with and do not otherwise impair the fulfillment of public service obligations imposed upon utilities by federal and State law.*

GOAL U-2: Ensure environmentally sensitive, safe, and reliable utility services that are reasonably compatible with surrounding land uses.

- Policy U-2.1: The City shall ensure that utilities are reasonably compatible with surrounding land uses and reasonably minimize their impacts on the natural environment, consistent with the serving utility's public service obligations.

GOAL U-3.1: Provide an adequate and effective recycling program to serve the needs of Tenino's residents.

- Policy U-3.1: The City shall encourage multifamily and commercial developments to provide onsite recycling containers through land development regulations.