

STAFF REPORT**WESTSIDE ZONING CHANGES**

Date: September 1, 2011

To: Tenino Planning Commission

From: Fred Evander, Associate Planner, Thurston Regional Planning Council

RE: WESTSIDE ZONING CHANGES

Attachments: West Tenino Zone – Draft Code

The purpose of this Staff Report is to present a draft code for the Westside of Tenino. This draft code contains the guidelines for the creation of a master plan that were passed out at the Planning Commission meeting of August 18, 2011, as well as an expanded set of standards that articulate the requirements for the zone prior to the adoption of a master plan.

The code is meant to accomplish three things:

1. Require a master plan for the area. The code is meant to establish a requirement that does not allow the subdivision of land in the area without the creation of a master plan. This standard is articulated in 18B.20.130(B)(2)(a) on page 3, and is identified as a fundamental purpose for the zone in 18B.20.130(A)(1).
2. Establish standards for the area, before a master plan has been created for the site. This code is meant to establish standards that allow uses to continue on the site until a master plan has been created for the area. These standards, which are listed in Section 18B.20.130(B) on pages 1 to 4, are based on the existing standards of the Rural Residential Resource – One Unit per Five Acres (RRR 1/5) zone, but have been modified in one instance to not allow any division of land without the creation of a master plan.
3. Provide a set of requirements and guidelines for the creation of a master plan. The code is lastly meant to establish a set of requirements and guidelines for the development of a master plan in the area. These requirements and guidelines are presented in 18.20.130(C), and include the guidelines that were distributed at the Planning Commission meeting of August 18, in addition to a set of requirements which you have not seen thus far (Section 18.20.130(C)(1)). These guidelines and requirements are meant to: provide a basis for the Planning Commission and City Council to review a future master plan submittal; and provide a general framework for the site that is not overly restrictive. Additionally, the guidelines are intended to provide a general idea of how individual parcels within the overall area should develop, in case the area is developed as a series of master plans, rather than an individual master plan.

This draft code has been sent to other planners within Thurston County for review, but no responses have been received as of the date of this Staff Report. By next week however I hope to have some responses and additional input about the draft to share with you.

Please review this draft code prior to the meeting on Thursday and be prepared to provide your input and ideas about the code. I look forward to a productive discussion on the issue.

WEST TENINO ZONE – DRAFT CODE

City of Tenino

18B.20.020 Establishment of Zones.

A. Zoning boundaries are depicted on the City's official zoning map, which is hereby adopted by reference. The abbreviated zoning designations used in this Title have the same meaning as the entire zoning district classification title and are meant to implement the Comprehensive Plan Future Land Use designations for the City.

B. Notwithstanding any provisions in this Title to the contrary, surveying the location of lot lines or setback lines at a development site and/ or construction related thereto shall be the responsibility of the applicant/owner.

18B.20.130 West Tenino (WT) Zone

A. Purpose. The purpose of this district is to:

1. Require the adoption of a master plan prior to any subdivision of land, except those subdivisions of land that occur subject to RCW 58.17.040(1), or RCW 58.17.040(3) through 58.17.040(9), to ensure that a number of smaller land divisions do not make the site unusable for future urban development.
2. Provide requirements and guidelines for the development of the area, including items such as the layout of road connections and certain building forms and uses to facilitate the development of an individual or series of master plans for the site.
3. Specify the land uses that are allowed in the area prior to the creation of a master plan or any subdivision of property.

B. Standards for the zone prior to the adoption of a master plan.

1. Permitted uses prior to the adoption of a master plan. Subject to the provisions of this title, the following uses are permitted within this district prior to the adoption of a master plan:
 - a. All agriculture activities listed in Section 18B.10.110 TMC, Agricultural Use Category;
 - b. Single-family detached dwellings, manufactured homes, and modular homes, as defined in Section 18B.10.050 TMC, (limited to one residential structure per lot);
 - c. Home occupations and limited home business, subject to the provisions of TMC 18B.40.070, Home Business and TMC 18B.100.080, Limited Home Business;
 - d. Farm housing accessory to a farm residence on property meeting the definition of a farm in RCW 84.34.020 to accommodate agricultural workers and their families employed on the premises, as provided:
 - i. For legal lots between five and 19.99 acres in size, one farm housing unit is permitted.
 - ii. For legal lots between twenty and 39.99 acres in size, two farm housing units are permitted.

- iii. For legal lots between forty and 59.99 acres in size, three farm housing units are permitted.
- iv. For legal lots between sixty and 79.99 acres in size, four farm housing units are permitted.
- v. For legal lots eighty acres or larger in size, additional farm housing units are permitted based on the same formula, subject to approval of a special use permit.
- vi. These housing units may only be leased, and may not be subdivided and sold independently.
- vii. The sewage disposal and water supply shall be approved by the City of Tenino.

e. Civic Uses:

- i. Religious Assembly (Level 1/2/3);
- ii. Social Services;
- iii. Transportation (Level 1).
- iv. Utilities Uses:
- v. Communication Facilities (Level 1/2);
- vi. Electrical Facilities (Level 1/2);
- vii. Stormwater Facilities (Level 1/2);
- viii. Water Supply Facilities (Level 1/2).

f. Residential accessory uses

g. Agricultural accessory uses

h. Accessory dwelling units. Accessory dwelling units are permitted in this district subject to the requirements of Section 18B.30.150 TMC, Accessory Dwelling Units.

2. Conditional uses permitted prior to the adoption of a master plan. The following uses are permitted within the West Tenino zoning district subject to approval of a conditional use permit and all applicable development permits:

a. Civic Uses:

- i. Open Space/Recreation (Level 5);
- ii. Religious Assembly (Level 4/5);

b. Utilities Uses:

- i. Stormwater Facilities (Level 3);

3. Development standards prior to adoption of master plan and subdivision of property.

a. **Minimum Lot Size.** No subdivision of land is permitted within the West Tenino zoning district without the creation of a master plan, except for those subdivisions that occur subject to RCW 58.17.040(1) or RCW 58.17.040(3) through 58.17.040(9).

b. **Maximum Building Coverage.** The maximum building coverage is six thousand square feet for parcels five to ten acres in size and twenty thousand square feet for parcels over ten acres in size.

c. **Maximum Building Height.** Buildings shall not exceed a height of thirty-five feet. This height limitation shall not apply to barns, silos, residential chimneys, spires, gables, domes, flagpoles, clock towers, flues, monuments, radio towers, television antennae or aerials, transmission towers and cables, smokestacks, or other similar structures and mechanical appurtenances.

e. **Minimum Yard and Setback Requirements.** The minimum yard and setback requirements are shown in Table 18B.20-11.

18B.20-11 West Tenino setbacks, prior to adoption of a master plan

	<i>Arterial and State Highway</i>	<i>Collector, Local and Private Roads</i>		
Building Type	Front Yard		Side Yard	Rear Yard
Non- residential	35 ft from right-of-way easement or property line; 10 ft from right-of-way of a flanking street	25 ft from right-of way easement or property line; 10 ft from right-of-way of a flanking street	10 ft	10 ft
Residential exceeding two units per structure	30 ft; 10 ft from right-of-way of a flanking street	20 ft; 10 ft from right-of-way of a flanking street	10 ft	10 ft
Single-family and two-family structures	30 ft; 10 ft from right-of-way of a flanking street	20 ft; 10 ft from right-of-way of a flanking street	6 ft	10 ft
Buildings housing animals	50 ft	50 ft	35 ft	35 ft

f. **Impervious Surface Coverage.** Maximum impervious surface coverage for new development in this district is as follows:

i. For new construction on lots five or more acres in size that are primarily (i.e., more than fifty-one percent) on hydrologic soil groups C or D, as defined in the Thurston County Drainage Design and Erosion Control Manual -- ten percent;

ii. For new construction on lots less than five acres in size that are primarily (i.e., more than fifty-one percent) located on hydrologic soil groups C or D, as defined in the Thurston County Drainage Design and Erosion Control Manual -- forty-five percent; and

iii. For all other new construction --sixty percent.

C. Requirements and guidelines for the creation of master plans.

1. A master plan created for the site shall meet the following criteria.

a. Adoption of a master plan shall occur in accordance with TMC 18E.120.

b. Residential units shall be at an urban density of at least four units per acre.

c. A master plan shall be designed and reviewed in a manner consistent with the City of Tenino Critical Areas Ordinance.

d. Water rights sufficient to accommodate the anticipated uses on the site shall be provided by the project applicant.

2. Additionally, a master plan should be designed in accordance with the following guidelines for the site.

a. Form and Use Principles. The following principles are meant to articulate the desired placement of building forms and land uses throughout various districts of the master plan area. The general location that these different forms and uses apply is shown in Figure 18B.20-1. Variations on the location of these districts are appropriate, so long as the districts meet the fundamental intent for each area as articulated below.

i. West Center. The west center portion of the site should provide a small retail and cultural center that is located close to the residences on the hill and the businesses on the flat portion of the site. The area should contain a pedestrian-oriented configuration of buildings that are composed of structures that touch each other and are placed at the front property line. Parking should be located behind the structures and be served by an alley to maintain this pedestrian-oriented streetfront, though on-street parking is also appropriate and encouraged. Blocks should range in length from 240 to 400 feet. Businesses appropriate for the area include retail shops (including smaller and larger format stores), service uses, office and residential uses, so long as these uses achieve this desired form. Additionally, the pond on the north portion of this area should be considered an amenity and be designed as a park with a trail around the pond, or some other park-like use.

ii. Business Park (Concentrated). Transitioning away from the west center area, buildings may become less dense with yards, landscaping or parking located between the structures, though the structures should continue to be set along the front property line. Blocks may also be longer than seen in the west center area, though the blocks should typically not be longer than 800 feet. Larger format retail, offices, or light industrial uses are appropriate, as well as some other commercial uses. Housing may also be allowed in the northern portion of the area, if this is desired. Where housing is proposed, consistency with the form principles mentioned above is not required, but the housing should be consistent with the principles articulated for the residential district.

iii. Business Park. Within the westernmost portion of the site, buildings may become even more separated than the concentrated business park, though this is not required. The buildings should generally be accessed via a secondary access road (or roads) off of Old Highway 99, and be set back from Old Highway 99 to be visually obscured from the roadway by the slope that descends down to the site from the road. Buildings are encouraged to be set at the front property line along the secondary access roads, and appropriate uses for the structures include agriculturally-based uses, warehousing operations, service uses, offices, and large format commercial uses. Residential uses may also be appropriate, particularly in the northern portion of the area, and where this housing is proposed, consistency with the form principles mentioned above is not required. Residential uses however should be consistent with the principles for the residential area.

iv. Residential. Within the residential area, a mix of housing types (i.e. multifamily, duplex, townhouses, and single-family homes) is encouraged. These housing types should generally be accessed by a well-connected street system with few cul-de-sacs, and have a pedestrian system including paths and/or sidewalks that provides access throughout the area. Fundamental amenities for the area should include open space associated with critical areas, such as the wetlands in the ravines on the hill, which could include a trail system, and views from areas on the hill, which could be featured as part of a park or integrated into the pedestrian system.

b. Connectivity Principles

i. Connections.

(a) Roadway Network and Access Points – Lemon Hill Portion of Site. Figure 18B.20-1 shows the general location of necessary access points and the basic road connections that should be made on the hill portion of the site. The basic road connections required include:

- (1) A connection from the flat portion of the site to Morningside Drive (the line connecting 1 to 4A or 4B), which should be considered a portion of the main roadway spine for the site;
- (2) A connection from Old Highway 99 to this main roadway spine (the line connecting 2 and the line between 1 and 4A or 4B); and
- (3) A connection from Parcel 12624440200 to this main roadway spine (the line connecting 3 and the line between 1 and 4A or 4B).

The locations of these roadways and access points shown on Figure 18B.20-1 are approximate, and are not meant to depict all the roadways that will be constructed in the area. The figure is solely meant to indicate the minimum connections and roadways that will be necessary. The placement of each roadway and access point may be shifted from the location shown in the figure to best suit the site design; however, the number of connections and access points should not decrease.

(b) Roadway Network and Access Points – Flat Portion of Site. No access points or roadway network are depicted on the flat portion of the site. Within the area, the roadway network may be tailored to best suit the design of the master plan, but should generally include the following characteristics:

- (1) A street system that is consistent with the district form principles articulated above;
- (2) A well-connected roadway network (with few if any cul-de-sacs); and

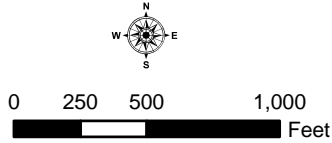
(3) A main roadway spine that connects and continues the portion of the main spine to be constructed on the hill. The concept of this main roadway spine is discussed further below.

ii. Main Roadway Spine. The main spine through the site should connect the flat portion of the site (and Old Highway 99) to Morningside Drive and be designed in a manner that is consistent throughout its entire span. This design should define the west side as a unique area and include sidewalks on both sides of the street, planter strips, and bike lanes. A median in the center of the roadway should also be considered to help distinguish the road from others in the community and contribute to the sense that the west portion of Tenino is a distinct area of the community.

iii. Trail Connections. A trail should be constructed on the site that will eventually link to the Yelm/Tenino Trail. This trail should generally skirt along the bottom edge of Lemon Hill and be connected to trails, sidewalks and/or bike lanes that descend the hill. West of the hill, the trail may: continue as an individual, stand-alone trail that travels through the west center and business park areas; tie into bike lanes and sidewalks on the main roadway spine; or travel an alternative route that is based on the placement of parks within the master plan. This bike and pedestrian facility should be considered a fundamental amenity necessary to connect downtown to the west portion of Tenino.

Master Plan Concept for West Tenino

- Parcel Lines
- Form / Use District Boundaries
- Basic Roadway Concept
- Minimum Necessary Access Points



**Business
Park**

**Business Park
(Concentrated)**

**West
Center**

Residential

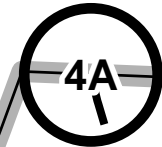
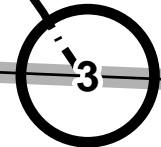


Figure 1