

ALGONA PLANNING COMMISSION
May 5, 2022
Minutes



1. **CALL TO ORDER** – Chair Bramson called the meeting to order at 6:32 PM. Commissioners present were Chair Bramson, Commissioner Lindy, and Commissioner Harper. Mr. Jensen and Ms. Hepworth from Blueline were also present. Commissioner Gomez arrived at 6:45 PM.
2. **APPROVAL OF AGENDA** – The agenda for May 5, 2022, was unanimously approved upon motion by Commissioner Harper, seconded by Commissioner Lindy.
3. **APPROVAL OF MINUTES** – The minutes for April 7, 2021, was unanimously approved upon motion by Commissioner Lindy, seconded by Commissioner Harper.
4. **OLD BUSINESS** – Ms. Hepworth presented information about known AC water main lines that are scheduled for replacement, including:
 1. Seattle Boulevard from 3rd Avenue S to 5th Avenue NW
 2. Main Street from 8th Avenue to Broadway
 3. 2nd Avenue North, west of Main Street
 4. West Valley Highway from 1st Avenue to 4th Avenue

In addition, Ms. Hepworth noted the 2014 Water Plan states there are 32,000 lineal feet of AC water lines due for replacement.

Chair Bramson identified a list of projects from the 1990 Water Plan which lists multiple areas where AC water lines exist and would like the City to address which projects have been completed and which projects are outstanding. Chair Bramson asked if the City has a more recently adopted Water Plan and Ms. Hepworth responded that water main work will be captured in the 2024 Comprehensive Plan periodic update.

Commissioner Harper asked about sidewalk improvement requirements for single family homeowners building or replacing their homes. Ms. Hepworth stated that property owners who redevelop lots are required to complete sidewalk improvements. Ms. Hepworth elaborated that the City has considered adopting a fee-in-lieu program for sidewalks in order to prioritize construction of new sidewalks where missing links between sidewalks currently exist. Commissioner Harper was curious to know when the last update for AMC Title 2 occurred and if new fees should be adopted. Ms. Hepworth will report back to the Planning Commission at the next scheduled meeting regarding Title 2.

6. **NEW BUSINESS** – Ms. Hepworth conducted a presentation on what is visioning and the process to establish a vision for the 2024 Comprehensive Plan periodic

update. Ms. Hepworth led the commissioners through the visioning exercise. Below is a summary of the general takeaways from the visioning exercise.

Ms. Hepworth: When you first moved to Algona, what was your initial impression?

- Commissioner Gomez: Small, quiet town.
- Commissioner Lindy: Not many businesses.
- Chair Bramson: Proximity to highways, shopping nearby, convenient location.
- Commissioner Harper: Unrealized potential, there seems to be a lot of empty and underutilized lots. These are properties that could be valuable. Generally a lack of services for the community.

Ms. Hepworth: What originally brought you to Algona?

- Commissioner Harper: My wife brought me here. This is an affordable place to live.
- Chair Bramson: My daughter, I needed an affordable place to live near my family.
- Commissioner Lindy: I used to live in Pacific, but moved to Algona, which is closer to services, businesses, and Seattle. I liked the school system here too.
- Commissioner Gomez: Space; I wanted space from neighbors and a quiet life. Affordable homes are located here. Convenient and efficient location. I enjoy the low density residential lifestyle, it's a peaceful area to live.

Ms. Hepworth: What are the core values that embody the community?

- Chair Bramson: Family oriented, rural living, kindness, respect.
- Commissioner Gomez: Safe, community oriented/strong local relationships, balanced.
- Commissioner Harper: Convenience. Commissioner Harper noted it would be nice to have a downtown district in Algona to enhance this value.
- Commissioner Lindy: Safe, functional city operations/police, small town living, and parks. Commissioner Lindy noted that it would be beneficial to have a commercial corridor or trail access at the site of the existing South King County Transfer Station.

Ms. Hepworth: What qualities characterize Algona?

- Commissioner Lindy: Laid back community attitude, peaceful, and quiet. Enjoyable to walk around. Commissioner Lindy stated he would like the City to emulate Sumner in terms of their businesses/commercial corridor, old town feel, and activities.
- Commissioner Gomez: The community events that are family friendly characterize the city. City hall is the heart of today's Algona. Commissioner Gomez agreed with Commissioner Lindy that Algona's revitalization should emulate Sumner and should be addressed in the 2024 Comprehensive Plan. Additional services, specialty trades, and activities should be prioritized for future development.
- Commissioner Harper: There is a sense of community here and the citizens identify with that; there is a wish for there to be a stronger community. When the community is excited, they will show up to advocate needs or pat each other on the back. Family oriented area.
- Lindy: Affordability, we want to keep things affordable but busier.

The commissioners and Ms. Hepworth agreed on the following overall characterization statement: There is a lack of identity in Algona because while there are strong relationships and sense of community, there is a lack of identifying features, activities and services that draw people to the city and a desire for a varied urban form. We want to give people a reason to visit and stay. We want jobs and a stronger local economy.

Ms. Hepworth: Are there key places or landmarks that define the City and its identity?

- Commissioner Gomez: Algona Park and other parks, City Hall, and our community garden.
- Chair Bramson: The parks! Outdoor activities. Even though the Algona Library and ALPac Elementary School are in Pacific, there is identity tied to these spaces as being part of Algona, even if not technically there.
- Commissioner Harper: The highway is an identifying feature.

Ms. Hepworth: What kind of development do you want to see in Algona? What do you want to avoid further developing?

- Commissioner Gomez: Another park before we grow too much; specifically in the north or the south sectors of the City. We want to take advantage of the available lands now at a lower cost
- Chair Bramson: I would love to see sidewalk development in the City center, connecting to parks and trails. Would be interesting to have exercise equipment along the interurban trail for use
- Commissioner Harper: I do not envision a major downtown area; retail corridor is realistic - perhaps a constrained strip mall. Limited commercial area but high value/impact. We want enhanced convenience and logical development. We want a thriving small business community.
- Commissioner Lindy: Businesses would be a big draw and should be concentrated in certain areas - such as the village or the southerly boundary area.
- Commissioner Harper: We are concerned that developers would come in and displace residents because of development. Keep large lots and multifamily developments. Avoid small lots with massive homes, like a duplex. Will development on West Valley Highway displace residents?
- Commissioner Lindy: I agree with that concern for West Valley Highway.
- Chair Bramson: The West Valley Highway area should have a park if there will be apartments, businesses, etc; it would have high visibility from the highway.
- Commissioner Gomez: We would want there to be a path or trail to the park from the village area.
- Commissioner Harper: I don't want to see small lots and micro residential units, which creates issues on parking and privacy. I do want mixed use to enhance density and affordable housing options and encourage further economic development on the primary floor.
- Commissioner Gomez: We need a commercial tax rate. We should also keep residential and commercial uses separate when commercial uses create a nuisance or hazard. Avoid overly high density housing- specifically near the southerly boundary.
- Chair Bramson: I want to encourage clean businesses and reduce our industrial business capacity.

- Commissioner Harper: There are no businesses I don't want to see but I do want to avoid heavy industrial near residential units.

Ms. Hepworth: What makes Algona special to you?

- Commissioner Harper: The people and my neighbors.
- Commissioner Lindy: Respect, small town feel, convenient location, and the parks.
- Commissioner Gomez: The residents.
- Chair Bramson: I agree with what has been said.

Ms. Hepworth: What should stay the same? What should change?

- Commissioner Harper: Algona should become less blighted, there are buildings, yards, and cars are in disrepair, some businesses or homes are not in shape to attract newcomers.
- Chair Bramson: I want less cars on the street.
- Commissioner Gomez: The City should become more business friendly. Absolutely not OK to have service trucks in residential yards. There should be a code enforcement officer specific to handling AMC violations.
- Chair Bramson: Lighting; there needs to be more lighting in the City. Many streets are also narrow without sidewalks and I would love to see this change. Lights and wider streets would make the City more inviting, especially near the main street/downtown.

Ms. Hepworth: Where do you see Algona going in the future?

- Commissioner Gomez: To be determined, the comp plan will help shape the City's future.
- Commissioner Lindy: Action will ultimately determine our future. And financial resources.
- Commissioner Harper: Where we want it to go vs. what is realistic will be the ultimate question. It depends on action and money. I see it staying the same, but I also see it changing greatly with proper support.
- Commissioner Lindy: I think West Valley Highway will give us the financial power to make change toward what we want.
- Commissioner Harper: Housing growth too.
- Chair Bramson: Greater population will change the City and it is up to us to address it

Ms. Hepworth: Since we have concluded the visioning exercise, I want to revisit the 2015 vision that was previously established. What are your thoughts on the 2015 vision compared to the opinions expressed during the visioning exercise?

- Commissioner Harper: The 2015 vision comes close to our current visions. I don't feel it was achieved in implementation, but does emulate the vision identified here. The vision could be tweaked and more inclusive. It is close to what was discussed tonight and should emphasize things that have been discussed tonight. I want to see more action behind the statement to encourage implementation.
- Chair Bramson: We did not talk much about parks today but it is in the 2015 vision.
- Commissioner Gomez: We covered quite a few topics that relate to the 2015 visions - the wetland preserve, new sidewalks, water mains. We are starting traditions with

the community center, events, and community involvement, private and public, in community activities, events, goals, etc. We want to encourage the economy and the community to support our businesses. Lots of businesses don't want a ground up situation. It would be great to have a stronger economic development policies.

- Commissioner Gomez: The interurban used to be the transportation hub. It would nice to have some cultural history added there. Are there opportunities to work with cultural resources and the County to add this information along the trail? There were a lot of minorities living in Algona historically that should be recognized.

7. OTHER BUSINESS – Commissioner Harper noted that he has upcoming trips planned and will notify the Commission if he is unable to attend a meeting ahead of time.

8. ADJOURNMENT – The meeting adjourned at 8:34 PM, unanimously approved upon motion by Chair Bramson, seconded by Commissioner Harper.

APPROVED:

STEVE BRAMSON, CHAIR
CITY OF ALGONA
PLANNING COMMISSION

The Planning Commission minutes are not verbatim; however, tape recordings are available upon request.