

**Algona Planning Commission
March 23rd, 2023
Special Meeting
6:30 PM**



Chair Harper called the meeting to order at 6:30 PM. Roll call was taken. Chair Harper, Commissioner Bramsom, Commissioner Lindy, Commissioner White and Commissioner Gomez were present. Michelle Blankas, Caitlin Hepworth, Andy McAndrews from Blueline, Russ Avery – Public Works Director and Dana Parker – Deputy City Clerk were also present

APPROVAL OF AGENDA –

Commissioner Lindy made a motion to approve the agenda and Commissioner Bramson seconded it. Chair Harper asked for a vote from the commissioners and received a unanimous response in favor to approve the agenda.

REPORTS –

Commissioner Bramsom – I noticed that 1036 Algona Blvd was vacant and looks to be vandalized. I reported it to the non-emergency number. Chair Harper suggested that in the future that he could make a report on the cities web site under contact us. Fill in the information and it would go to all of the supervisors.

Commissioner Lindy – None

Commissioner Gomez – None.

Commissioner White - None

Commissioner Harper – I want to start by saying that I appreciate the planning commissioners who volunteer hours of their time for the city. I also appreciate the city employees who without them the city would not operate. I also appreciate the contractors who work with the city. With that being said, I want to apologize if any of my comments caused any distress. If they did, I apologize. Sometime I bring a little more passion than I should. Michelle with Blueline responded that she appreciated his apology and his comments on the Housing Action Plan.

Deputy City Clerk – None

Public Works Director - None

Old Business – Housing Action Plan and Strategies Tool Kit - Chair Harper asked where the terminology Strategies came from. Andy McAndrews responded that the Commerce Department has a list of required strategies for the Housing Action Plan. We are focusing on the strategies that are required. Commissioner Lindy asked for some clarification on strategy A. Maintaining Quality of Life – Home rehabilitation. Caitlin responded that there are typically grant opportunities offered through the county or are regionally coordinated. Mr. Gomez responded that there are opportunities through King County Housing Authority however, it does take some time. Caitlin added that the South King County Alliance Coalition also has grant opportunities. Commissioner Gomez asked about the parking study requirements. Does the city have to change some of its codes? Michelle discussed the capacity of new development and different options for developers to meet the parking requirements. Commissioner Gomez asked about water/sewer connections for the new developments. Russ Avery commented that the developer is responsible. Michelle discussed how the city could meet the demand of adding more housing in the city. We could add more ADU's, smaller lots or possible making some of the

commercial properties mixed use. Commissioner Gomez asked about the Public Land-Affordable Housing. Caitlin stated that the city could purchase vacant areas that are undervalued which in turn could be sold to developers at cost for subsidized housing. IE: Habitat for Humanity. Commissioner Gomez asked about the Multiple Families – Tax Exemptions. His concern was the impact on school funding when there are multiple homes on a property. Caitlin stated that the city could do a feasibility study to see what impact financially tax exemptions would have. Commissioner Gomez asked about the Density Bonus Program. This is for developers to opt into to enhance the number of units that they could put on a site. There would be a cap put on it. ADU's were discussed. It was stated that an ADU could not be any more than 40% of the single family's existing home footage. There is also a vested continuous stake in homeowners building ADU's. Pre-designed plan which would cut down on the cost for the homeowner was also discussed. It was suggested city council revisiting the ADU code for a better clarification. Chair Harper requested that Blueline changing the language for added clarity for the average person who is not a planner. Caitlin agreed to make the changes. Commissioner Gomez asked if the Mixed Use Occupancy Buildings were outside the main city or are we looking to build at the North end of the city where there is property that is more commercial? Andy responded that they looking for assessments that fit the criteria such as over saturation. Commissioner Gomez about the infrastructure of the city being able to handle the runoff or flooding. Russ responded that the developer would be responsible for the upgraded to the water and sewer lines.

Blueline stated they would have their resources make the changes to the Housing Action Plan that the commissioners requested. Chair Harper requested that the final draft be available to the City on Thursday March 30th , copied and given to the commissioners by noon on Friday March 31st.

New Business –

AUDIENCE PARTICIPATION –

- A. Robin Lindy – 316 Broadway – What are the attachments that you have given us. Caitlin stated that they were documents that were used to compile the Housing Action Plan. They were from the Commerce Department, the Puget Sound Regional Council and the Housing Tool Kit. Robin also asked about the Transfer of Development Rights. This is a site that has extra land that they are not going to use they can transfer it to another developer. It is a right to build and acts as a density bonus program.

Next Meeting

- A. Housing Action Plan 3rd review and approval

ADJOURNMENT – Chair Harper adjourned the meeting at 8:44 pm.

APPROVED:



JAMES HARPER, CHAIR
CITY OF ALGONA
PLANNING COMMISSION



DANA PARKER – DEPUTY CITY CLERK