



Planning Commission Meeting Minutes Monday, April 8, 2024 6:30 pm

Call to Order: 6:30 pm

Roll Call

Commissioners Present:

Eric Warnat, Commissioner
Patrick Hosterman, Commission Chair
Cody Davis, Commission Vice-Chair
Jeff Wheatley, Commissioner (Online)
Melissa Toner, Commissioner
Kathy Moe, Commissioner

Staff Present:

Patricia Love, Community Development Director
Tansy Schroeder, City Planner
Audrey Rotrock, Associate Planner

Absent: N/A

Also known to be present: Merle Ash (Land Technologies), Terry Roberts (Josephine Caring Community), John Shoesmith (Perkins Eastman), Paul Aigner (Transforming Age)

Public Requests and Comments: None

Approval of Minutes:

The minutes from the March 11, 2024 Planning Commission meeting were unanimously approved.

New Business:

Introduction of New Planning Commissioner

Kathy Moe introduced herself. Kathy is recently retired, and her last position was manager of the Stanwood Camano Food Bank. Kathy moved to Camano Island in 2017.

Public Meeting: Josephine Caring Community Independent Living Expansion – Site Development Permit

The City received a new site development permit application in order to construct 51 new independent-living, senior apartments to the existing Josephine Caring Community campus. The new buildings will be two and three stories above floodplain elevation and will utilize surface parking and residential garages. The buildings are designed to be constructed in phases and range from 8-10 units per phase, for a total of 51 units consisting of 28 one-bedroom units and 23 two-bedroom units. The new apartments will be offered to individuals 62 years of age and older. New landscaping will tie the senior apartments to the existing Josephine campus buildings. Outdoor amenities such as a dining terrace, gardens, activity lawns with path and seating areas will be provided. The new senior apartments will be located on the “L”-shaped property adjacent to the existing campus and Heritage Park.

Commissioner Questions & Comments

- The site is allowed to build up to 93 units, why are they only building 51? Studies done show that the market will only bear 51 units. Also, building 93 units will be cost prohibitive.
- How will the increase in impervious surfaces affect surrounding low-lying properties? The property will have structures onsite that will treat stormwater and then direct



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discharged via channels into the city's stormwater system and/or to the slough. Staff will review the plans to ensure no flooding of neighboring properties will occur.

- Parking is proposed to meet the minimum standard. Why not propose more parking? In this type of community, many residents have either one car, or no car at all, so more parking will be unnecessary.
- Will the trash enclosure be accessible to Waste Management? This topic is still being worked through to allow access for garbage trucks.
- There will be elevators in each building, centrally located.
- What amenities are proposed for the residents? There will be an area for outdoor dining, a garden area, and walking paths with benches.
- Consider adding an age-appropriate type of recreation area.
- Consider a connecting path during Phase 1 to Heritage Park for residents to use the dog park, pickleball courts, etc.

Old Business:

2024 Comprehensive Plan Draft

Staff has been working on updating the 2024 Comprehensive Plan over the last two years and presented the first full draft for the Commission's review.

Commissioner Questions & Comments

- Add more recent data pertaining to building permits.
- Consider removing school capacity numbers and reference the school districts Capital Facilities Plan. Also remove the sentence "Meets standards through 2044" since school capacity is a contentious topic.
- Staff will schedule public hearings for both May and June to incorporate public comments and allow the Planning Commission sufficient time to review the Comprehensive Plan.
- Consider leaving a copy of the plan at the library.

Miscellaneous Business:

- Staff gave an update on upcoming City Beautification projects and traffic calming measures.
- Tansy Schroeder has been promoted to Senior Planner and will begin taking a lead role at Planning Commission meetings.
- Justin Burns resigned his commissioner position.

Recent Council Action on Commission Items:

- Adoption of 2024 Parks, Recreation, and Open Space Plan

Upcoming Items:

- Planning Commission Public Hearing on the 2024 Comprehensive Plan
- SMC Title 18: Chapters 18.800 Environment and 18.900 Shoreline Drafts

Adjourn: 8:30 pm