



City Council Meeting Minutes

Vancouver City Hall | Council Chambers | 415 W. 6th St.
PO Box 1995 | Vancouver, WA 98668-1995
cityofvancouver.us

Anne McEnerny-Ogle, Mayor • Bart Hansen • Ty Stober • Erik Paulsen • Sarah J. Fox • Diana H. Perez • Kim D. Harless

August 12, 2024

5:30 - 6:00 P.M.: Council Dinner / Executive Session Re: Real Estate (30 min)

Mayor McEnerny-Ogle announced the Council would be entering into executive session from 5:30-6:00 p.m. to discuss Real Estate.

6:30 P.M.: Regular Council Meeting

This meeting was conducted as a hybrid meeting with in person and remote viewing and participation over video conference utilizing a GoToMeeting platform. Members of the public were invited to view the meeting in person, via the live broadcast on www.cvtv.org and CVTV cable channels 23 or HD 323, or on the City's Facebook page, www.facebook.com/VancouverUS. Public access and testimony on Consent Agenda items and under the Community Forum were also facilitated in person and via the GoToMeeting conference call.

Vancouver City Council meeting minutes are a record of the action taken by Council. To view the CVTV video recording, including presentations, testimony and discussion, for this meeting please visit:

https://www.cvtv.org/vid_link/36683?startStreamAt=0&stopStreamAt=7707

Electronic audio recording of City Council meetings are kept on file in the office of the City Clerk for a period of six years.

Pledge of Allegiance

Call to Order and Roll Call

The regular meeting of the Vancouver City Council was called to order at 6:30 p.m. by Mayor McEnerny-Ogle. This meeting was conducted as a hybrid meeting, including both in person and remotely over video conference.

Present: Councilmember Harless, Councilmember Perez, Councilmember Fox, Councilmember Paulsen, Councilmember Stober, Councilmember Hansen, Mayor McEnerny-Ogle

Absent: None

Community Communication

This is the place on the agenda where the public is invited to speak to Council regarding any matter on the Agenda not already scheduled for Public Hearing. (Separate instructions are provided for offering testimony on Public Hearing when applicable.) This includes the option to testify about Workshops. Members of the public addressing Council are requested to give their name and city of residence for the audio record. Speakers are to limit their testimony to a total of three minutes for all items combined.

Mayor McEnerny-Ogle opened Community Communication and received no testimony from community members regarding any matter on the agenda not scheduled for a Public Hearing.

There being no testimony, Mayor McEnerny-Ogle closed Community Communication.

Consent Agenda

The following items will be passed by a single motion to approve all listed actions and resolutions. There will be no discussion on these items unless requested by Council. If discussion is requested, the item will be moved from the Consent Agenda and considered separately – after the motion has been made and passed to approve the remaining items.

Council pulled item 4 for discussion.

Motion by Councilmember Hansen, seconded by Councilmember Fox, and carried Yes: 7, No: 0, Abstaining: 0, to approve items 1-3, 5, and 6 on the Consent Agenda.

Motion by Councilmember Paulsen, seconded by Councilmember Perez, and carried Yes: 7, No: 0, Abstaining: 0, to approve item 4 on the Consent Agenda.

- 1. Contract Amendment - Industrial Pretreatment Lagoon Solids Land Application Services C-101223
Staff Report: 150-24**

Request: Authorize the City Manager or designee to amend contract C-101223 with Fire Mountain Farms, Inc. of Onalaska, WA by \$210,000 for a revised contract price of \$457,346.

Frank Dick, Wastewater Treatment Program Manager,
frank.dick@cityofvancouver.us

Motion approved the request.

- 2. Interagency Agreement with Washington Department of Natural Resources for Emerald Ash Borer Grant
Staff Report: 151-24**

Request: Authorize the City Manager, or designer, to execute an Interagency Agreement with the Washington State Department of Natural Resources

to accept and expend funds per the Agreement.

Charles Ray, Urban Forester, Julie Gilbertson, Solid Waste Supervisor,
charles.ray@cityofvancouver.us, julie.gilbertson@cityofvancouver.us

Motion approved the request.

**3. Resolutions for the Re-designation of TV ETC as the Educational Access Provider and CVTV as the Government Access Provider for Vancouver and Clark County on the Comcast Cable System
Staff Report: 152-24**

A RESOLUTION relating to cable television and to the designation of the Vancouver Educational Telecommunications Consortium (“TV ETC”) as the educational access provider on the Comcast cable system for Vancouver and Clark County.

A RESOLUTION relating to cable television and to the designation of Clark Vancouver Television (“CVTV”) as the governmental access provider on the Comcast cable system for Vancouver and Clark County.

Request: Adopt the resolutions approving The Vancouver Educational Telecommunications Consortium (TV ETC) as the designated educational access provider and Clark Vancouver Television (CVTV) as the designated government access provider for Vancouver and Clark County on the Comcast and CenturyLink cable systems for three years or until August 12, 2027.

Kerry Peck, Administrative Assistant, Kerry.Peck@cityofvancouver.us

Motion adopted Resolution M-4290 and M-4291 to approve the request.

**4. Appointment of City Manager and Related Employment Agreement
Staff Report: 154-24**

Request: Move to appoint the new City Manager effective 5:01 p.m. October 11 and authorize the Mayor to execute the Employment Agreement memorializing the same.

Nena Cook, Deputy City Attorney, nena.cook@cityofvancouver.us

Motion approved the request.

5. Boards and Commission Removal - Planning Commission

Request: Remove Melissa Von Borstel from the Planning Commission effective August 12, 2024.

Mayor Anne McEnery-Ogle

Motion approved the request.

6. Approval of Claim Vouchers

Request: Approve claim vouchers for August 12, 2024.

Motion approved claim vouchers in the amount of \$5,865,820.23.

Public Hearings

The following item(s) are scheduled for public hearing. Members of the public addressing Council are requested to give their name and city of residence for the audio record. Unless otherwise announced by the Presiding Officer, speakers are to limit their testimony to three minutes for each public hearing.

**7. Body Worn Camera Video Redaction Cost Study
Staff Report: 153-24**

A RESOLUTION adopting the findings of the Body Worn Camera Study and directing the Public Records Officer to recover the reasonable costs of applying redactions to public records requests for body worn camera footage.

Request: On August 12, 2024, approve the Body Worn Camera Study and authorize the City Manager or designee to implement charging for redactions made to body worn camera video footage prior to disclosure to certain public records requestors under the PRA .

Daphne Harris, Finance and Logistics Supervisor, Jeff Mori, Police Chief,
daphne.harris@cityofvancouver.us, jeff.mori@cityofvancouver.us

Troy Price, Deputy Police Chief, provided an overview of the Body Worn Camera Video Redaction Cost Study.

Council discussed the item briefly with staff.

Mayor McEnerny-Ogle opened the public hearing and received testimony from the following community members:

- *Karen Morrison, Vancouver*
- *Breanna James, La Center, WA*

There being no further testimony, Mayor McEnerny-Ogle closed the public hearing.

Motion by Councilmember Hansen, seconded by Councilmember Fox, and carried Yes: 7, No: 0, to approve Resolution M-4292.

8. Rezone and Critical Area Permit for 19th Street Terrace Subdivision

Staff Report: 147-24

Ordinance A

AN ORDINANCE rendering findings and issuing a decision on the 19th Street Terrace zone change from R-9 Lower Density Residential to R-17 Lower Density Residential; and a 46-lot subdivision; and providing for severability and an effective date.

Ordinance B

AN ORDINANCE rendering findings and issuing a decision on the 19th Street Terrace zone change from R-9 Lower Density Residential to R-17 Lower Density Residential; and a 46-lot subdivision; and providing for severability and an effective date.

Request: On Monday, August 12, 2024, following the public hearing and quasi-judicial hearing, approve Ordinance A or Ordinance B.

Mark Person, Senior Planner, mark.person@cityofvancouver.us
Mayor McEnerny-Ogle opened the Quasi-Judicial Hearing for the Rezone and Critical Area Permit for 19th Street Terrace Subdivision.

Nena Cook, Deputy City Attorney, provided an overview of the guidelines of conducting the hearing invoking the Appearance of Fairness Doctrine. Ms. Cook stated the Council would be asked to disclose any ex parte communication or other Appearance of Fairness issues pertaining to the matter.

Ms. Cook then asked each member of the Council to disclose any direct or indirect benefit they could derive from the decision and determined there were no messages requiring disclosure.

All of the Councilmembers reported nothing to disclose.

Mark Person, Senior Planner, and Ryan Lopossa, Transportation Division Manager, provided an overview of the Rezone and Critical Area Permit for 19th Street Terrace Subdivision.

Council discussed the item briefly with staff.

Chad Stewart, Ginn Group, the applicant's representative, and Jayson Taylor, PLS Engineering, provided a presentation and information on behalf of the applicant.

Mayor McEnerny-Ogle opened the public hearing and received testimony from the following community members:

- *Leslie Peterson, Vancouver*
- *John Ignoffo, Vancouver*
- *Ardis Zidan, Vancouver*
- *Linda Ignoffo, Vancouver*
- *Brad Peterson, Vancouver*
- *Rhonda Cusson-William, Vancouver*
- *Stephen Murphy, Vancouver*
- *Brad Jones, Vancouver*
- *John Burke, Vancouver*

There being no further testimony, Mayor McEnerny-Ogle closed the public hearing.

Motion by Councilmember Fox, seconded by Councilmember Perez, and carried Yes: 7, No: 0, Abstaining: 0, to approve Ordinance B, and move it to a public hearing on August 19, 2024.

Communications

- A. From the Council**
- B. From the Mayor**
- C. From the City Manager**

Adjournment

8:37 p.m.

DocuSigned by:

Anne McEnerny-Ogle

6C89D9089EC5424...

Anne McEnerny-Ogle, Mayor

Attest:

DocuSigned by:

Natasha Ramras

493E940414AE4BD...

Natasha Ramras, City Clerk

The written comments below are those of the submitter alone and are not representative of the views of CVTV or the City of Vancouver, its elected or appointed officials, or its employees.

From: [City Council](#)
To: [Dollar, Sarah](#)
Subject: FW: 19th Street Terrace Subdivision
Date: Monday, August 12, 2024 10:47:01 AM

Written comment - 8/12/24 agenda

-----Original Message-----

From: Cae Gertz [REDACTED]
Sent: Monday, August 12, 2024 10:32 AM
To: City Council <council@cityofvancouver.us>
Subject: 19th Street Terrace Subdivision

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

CAUTION: This email originated from outside of the City of Vancouver. Do not click links or open attachments unless you recognize the sender and know the content is safe.

As a property owner for 33 years in this area, we would like to request “non-approval” for this subdivision of 49 houses.

This area cannot handle the additional traffic on Nancy Road, 113th, and 19th Street. The traffic to enter onto 10th off of Nancy Road is almost impossible at certain time. Yes we have speed bumps on Nancy Road, but this does not necessarily slow traffic. Even an additional 27 homes will increase this neighborhood to more traffic but almost fifty homes will increase it by perhaps 100 cars a day.

Please reconsider! The forest area will be lost, the impact on our birds and critters will be greatly destroyed.

Please vote this down!

Sincerely,
Caetana Gertz
[REDACTED] Vancouver, WA 98664

Ginn Corporation & 19th Street Terrace Issues

By John Burke

Ellsworth Springs Resident

1. R19 Zoning is not representative of this area of Vancouver.

- There is no R19 Single Family homes within a mile of the proposed 19th Street
- Refer to Pages 3 & 4

2. These houses are not affordable to Vancouver Residents

- Ginn Corp. is presently advertising similar homes in Vancouver for \$425k
- Houses likely not affordable – Pages 5 & 6

3. Traffic study is flawed – doesn't account for major road

- From project site to Cascade shopping Center is shortest via Nancy Ave & is not included in study
- Refer to pages 7 & 8

4. Air Quality waqs not a factor in Clark County Health Assessment

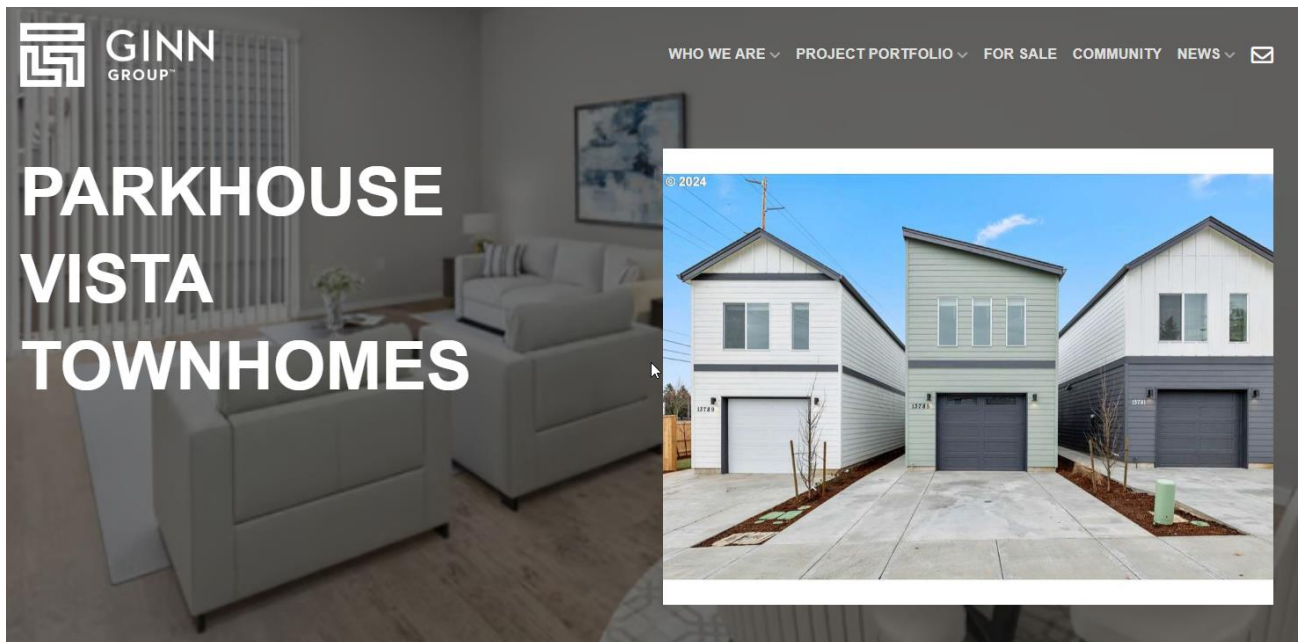
- Refer to pages 9 to 12

5. Inadequate Space for Driveways and Garage

- Based on a engineering report for the project
- Refer to page 13

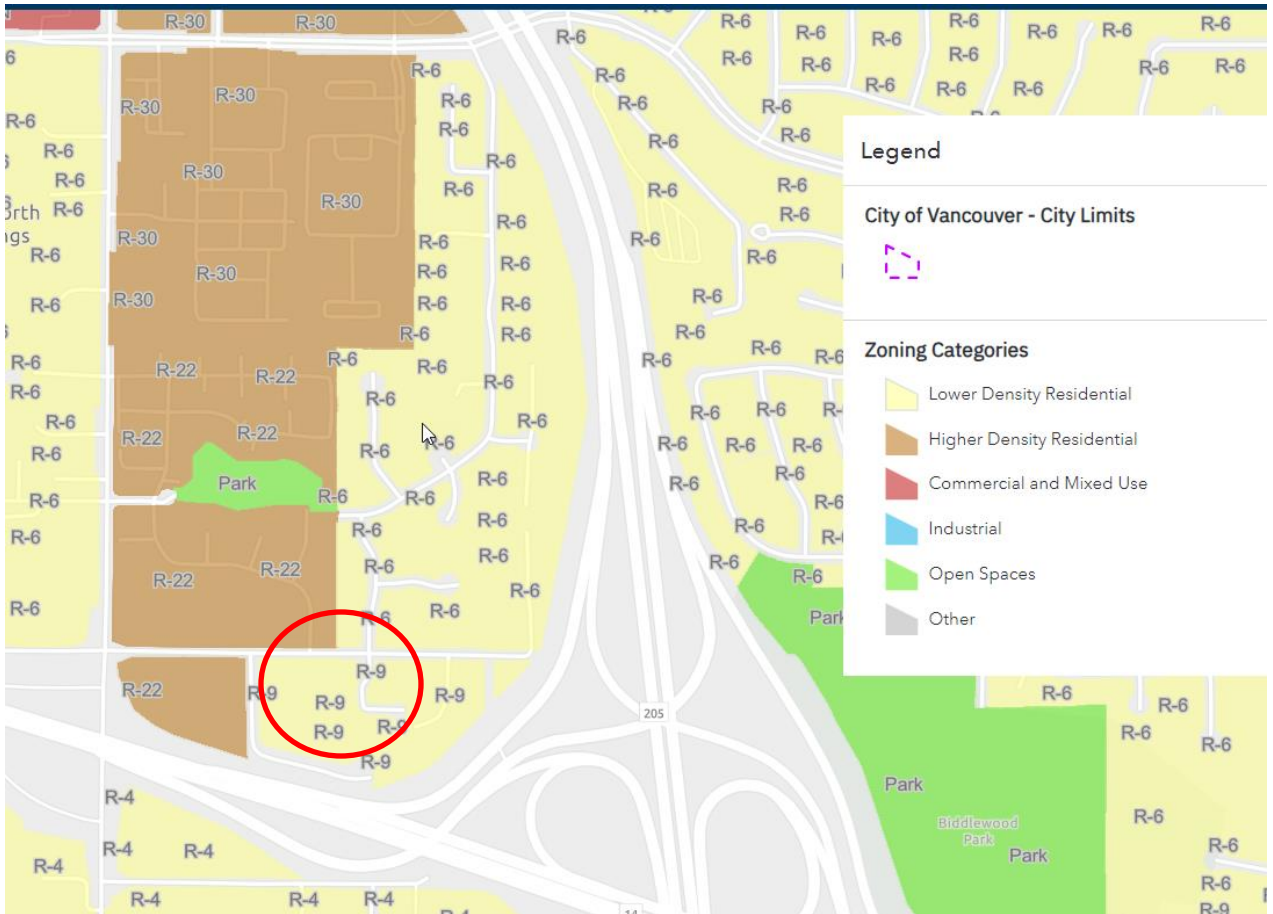
This is reasonably what the project can be expected to look like

This is a similar Project that the Ginn Corporation is presently selling in Vancouver.



- The proposal is for 46 “single family homes”
- Current USA Census Data calculates 2.53 residents per single family home in Vancouver
- 46×2.53 residents = 116 people estimated for this project

Excluding Apartment complexes & Condos, there are no R19 density single family homes in a 1 mile radius of the proposed 19th Street Terrace



R19 Single Family Housing is not consistent with existing City Planning

There is no R19 Single Family Residence Homes **within a mile of the 19th Street Terrace Proposal**



Red Circle above is a 1 miles Radius

\$110K Family Income is Needed to Afford a \$450,00 house

The screenshot shows a Google search interface. The search bar contains the text "how much do you need to make to buy a 450 000 house". Below the search bar, the "All" tab is selected. The first search result is from "DSLDMortgage" with the title "What Income Do I Need To Afford A \$450K House? An Expert ...". The snippet of the result is circled in red and reads: "between \$110,000 to \$150,000 To afford a \$450,000 house, you typically need an annual income between \$110,000 to \$150,000, which translates to a gross monthly income of approximately \$9,167 to \$12,500. Jul 12, 2024". Below the search results, there is a section titled "People also ask" with four questions and expandable answers.

google.com/search?q=how+much+do+you+need+to+make+to+buy+a

Google Imported From IE Imported From IE (1) Gmail YouTube

how much do you need to make to buy a 450 000 house

All Videos Images Shopping Forums News Books More Tools

between \$110,000 to \$150,000

To afford a \$450,000 house, you typically need an **annual income between \$110,000 to \$150,000**, which translates to a gross monthly income of approximately \$9,167 to \$12,500. Jul 12, 2024

DSLDMortgage
https://www.dsldmortgage.com/blog/what-income-d...

What Income Do I Need To Afford A \$450K House? An Expert ...

About featured snippets Feedback

People also ask

What income is needed for a 450K mortgage?

How much is the monthly payment on a 450 000 mortgage?

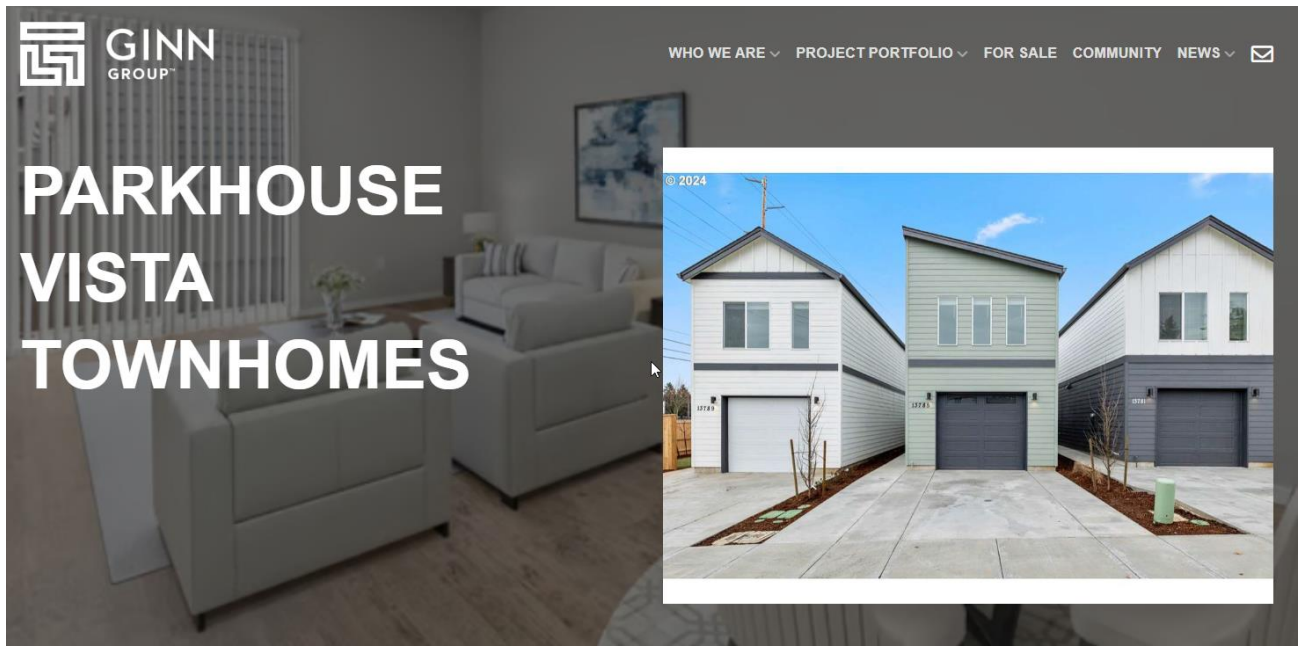
How much should I have saved to buy a 450K house?

What should my income be for a 400K house?

Feedback

3. The 28% / 36% rule HomeLight

This rule takes the **28% rule one step further**. It states that your total household debt shouldn't exceed 36% — so after you factor in the 28% for your mortgage principal and interest, you only have 8% remaining for the rest of your bills, including car payments, student loans, and credit cards.



PARKHOUSE VISTA TOWNHOMES

📍 Vancouver, WA

🏠 Single Family

\$ 424,900

cityofvancouver.us/2023-annual-report/by-the-numbers/

Suggested Sites Google Imported From IE Imported From IE (1) Gmail



Income and education

- Median household income: \$76,799
- 49% of residents rent their home
- 51% of residents own their home
- 61% employment rate
- 91.1% have a high school diploma
- 31.2% hold a bachelor's degree or higher
- 10% currently live below the federal poverty level

1. **\$61,439** is 80% of the average Vancouver household Income
2. TheGinn Corp. has made **no specific commitment** to affordable housing

The City Traffic Study does not even account for Nancy Road



PRELIMINARY SUBDIVISION for 19TH STREET TERRACE

Located in the
NE ¼ of Section 4, T1N, R2E, WM, NW ¼ of Section 3, T1N, R2E, WM, SW ¼ of
Section 34, T2N, R2E, WM, SE ¼ of Section 33, T2M, R2E, WM
Clark County, Washington

Table 3: Transportation Management Zones

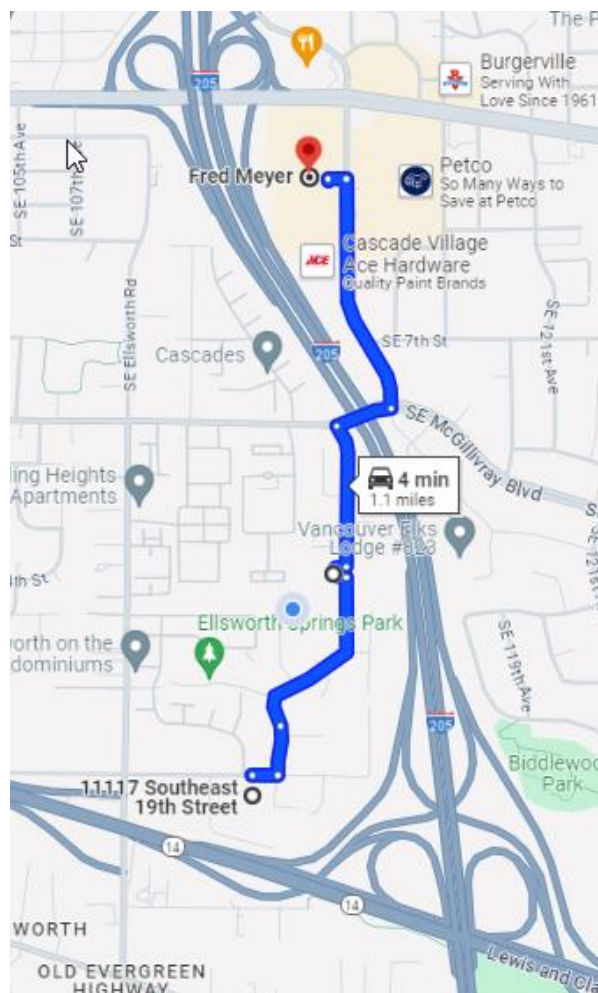
Concurrency Corridor	From	To	Evening Peak Hour Site Trips
Mill Plain Boulevard	SE 192nd Avenue	SE 164th Avenue	2
	SE 164th Avenue	SE 136th Avenue	3
	SE 136th Avenue	Interstate 205	8
	Interstate 205	N Andresen Road	5
	N Andresen Road	Interstate 5	0
	Interstate 5	W Fourth Plain Boulevard	0
St. Johns/Ft. Vancouver Way	E Mill Plain Boulevard	NE 63rd Street	0
Fourth Plain Boulevard	NE 162nd Avenue	Interstate 205	0
	Interstate 205	NE Andresen Road	0
	NE Andresen Road	Interstate 5	0
	Interstate 5	W Mill Plain Boulevard	0
Andresen Road	E Mill Plain Boulevard	State Road 500	1
	State Road 500	NE 78th Street	0
112th Avenue	NE 51st Street	NE 28th Street	3
	NE 28th Street	SE Mill Plain Boulevard	4
164th/162nd Avenue	NE Fourth Plain Boulevard	SE 1st Street	0
	SE 1st Street	State Road 14	1
Burton Road/28th Street	NE 162nd Avenue	NE 138th Avenue	0
	NE 138th Avenue	NE 112th Avenue	0
	NE 112th Avenue	NE 18th Street	0
18th Street	NE 164th Avenue	NE 138th Avenue	2
	NE 138th Avenue	NE 112th Avenue	0
136th/138th Avenue	NE Fourth Plain Boulevard	NE 28th Street	0
	NE 28th Street	E Mill Plain Boulevard	3
192nd Avenue	State Road 14	NE 18th Street	0

Proportionate Share Contributions

According to project's pre-application conference notes, proportionate share contributions are being collected for several transportation facilities throughout the City. Table 4 below details these transportation improvement projects and proportionate share fee contributions attributable to the proposed development.

- The Traffic study references Ellsworth Road to nearest Avenue at 1.4 miles
- **The shortest route is via Nancy Road at 1.1 miles**

Via Nancy Road



The US EPA advises Unhealthy Air Exists within 300 feet of a freeway



Office of Transportation and Air Quality
EPA-420-F-14-044
August 2014

With more than 45 million people in the United States living, working, or attending school within 300 feet of a major road, airport or railroad there is growing concern about the health impacts of roadway traffic. Below are frequently asked questions EPA receives concerning near roadway air pollution and what EPA is doing to address this important health issue.

What are the concerns associated with living, working, or attending school near major roads?

Air pollutants from cars, trucks and other motor vehicles are found in higher concentrations near major roads. People who live, work or attend school near major roads appear to have an increased incidence and severity of health problems associated with air pollution exposures related to roadway traffic including higher rates of asthma onset and aggravation, cardiovascular disease, impaired lung development in children, pre-term and low-birthweight infants, childhood leukemia, and premature death.

Pollutants directly emitted from cars, trucks and other motor vehicles are found in higher concentrations near major roads. Examples of directly emitted pollutants include particulate matter (PM), carbon monoxide (CO), oxides of nitrogen (NO_x), and benzene, though hundreds of chemicals are emitted by motor vehicles. Motor vehicles also emit compounds that lead to the formation of other pollutants in the atmosphere, such as nitrogen dioxide (NO₂), which is found in elevated concentrations near major roads, and ozone (O₃), which forms further downwind. Beyond vehicles' tailpipe and evaporative emissions, roadway traffic also emits brake and tire debris and can throw road dust into the air. Individually and in combination, many of the pollutants found near roadways have been associated with adverse health effects.

Air Quality was not a component of Clark County Public Health Development



CLARK COUNTY WASHINGTON
PUBLIC HEALTH

clark.wa.gov

1601 E Fourth Plain Blvd, Bldg 17
PO Box 9825
Vancouver, WA 98666-8825
360.397.8000

September 18, 2023

Ginn Group LLC
502 NE 72nd St
Vancouver, WA 98665

RE: Conditional Development Review Evaluation for "19th Street Terrace" located at 11101 & 11117 SE 19th St, Vancouver, WA 98664 (SR0064003; Tax Parcels 113115000, 113116000, 113110000, & 113125000; PRJ-168925 / PIR - 83596)

**** Final Health Department approval required ****

Clark County Public Health (CCPH) completed the Development Review Evaluation for the site described above. This evaluation is limited to the area of the proposed development.

On-Site Sewage Systems (CCC 24.17, WAC 246-272A, CCC 40.370, RCW 58.17):

Existing individual on-site sewage systems (OSS) is not listed on the application but there are county records indicating OSS are at the site (OON0049033 & ON0052911). A site visit on 09/07/23 did not verify evidence of an on-site sewage system but ABS pipe was seen approx. 10 feet south of the SE corner of 11101 SE 19th St near a likely septic tank. The OSS will be required to be abandoned. Any other on-site sewage system discovered during development must be properly abandoned with written notice provided to Clark County Public Health.

Please provide written notification describing the actions taken to legally abandon the systems with pumper's receipt attached. Proper system abandonment requires tank pumping by a licensed pumper, removing the tank or breaking in the tank lids, punching a hole in the bottom, and filling the cavities with rock, sand, or compacted soil. Cesspools, drywells, or pump chambers discovered during development must also be abandoned in this manner.

The proposed development must connect to an approved public sewer system. A copy of the final acceptance letter from the sanitary sewer purveyor or the equivalent must be submitted along with the Mylar (final plat).

Water Systems (WAC 173-160, WAC 246-290, CCC 40.370, RCW 58.17):

Existing wells are indicated on the application. There are county records indicating wells are at the site (WP0009727 & WP0009726). A site visit on 09/07/23 did discover evidence of wells. A well was observed under a water valve box immediately in front of 11101 SE 19th St. A well was observed in a concrete container approx. 50' north of the house next to the west driveway to 11117 SE 19th St. Any wells identified during development must be properly decommissioned per WAC 173-160-381 by a Washington licensed well driller with written notice provided to Clark County Public Health and the well locations marked on the final plat.

The proposed development must connect to an approved public water system. A copy of the final acceptance letter from the purveyor or the equivalent must be submitted along with the Mylar (final plat).

At Least One Half of residents exposed to unhealthy air

- The Red Line below shows the 300 foot distance from SR14
- The Project is outlined in Black



Furthermore – the prevailing wind in the area is a predominate southern wind that blows from SR14 directly towards the proposed development.

Therefore – approximately ½ of the 115 residents would live in this development if approved, would be living in unhealthy air per the United States Protection Agency.

The study continues

People who live, work or attend school near major roads appear to have an increased incidence and severity of health problems that may be related to air pollution from roadway traffic. Health effects that have been associated with proximity to roads include asthma onset and aggravation, cardiovascular disease, reduced lung function, impaired lung development in children, pre-term and low-birthweight infants, childhood leukemia, and premature death. Other than air pollution, road noise may also play a role in the health problems associated with roadway exposure.

What is a “major road” and how close to a such a road do you have to live, work or attend school to be considered “near” it?

Research findings indicate that roadways generally influence air quality within a few hundred meters – about 500-600 feet downwind from the vicinity of heavily traveled roadways or along corridors with significant trucking traffic or rail activities. This distance will vary by location and time of day or year, prevailing meteorology, topography, nearby land use, traffic patterns, as well as the individual pollutant.

The 19th Street Terrace project borders on WA SR 14.

1. A total of 47 single family households are proposed for the 19th Street Terrace Project.
2. Presently, US Census data for Washington State indicates there are 2.53 residents per single family residence. The resulting population would then be 1,189 people in this development.

On the following page I utilized Google Earth Pro to produce a map.

3. Using the “ruler” function in Google Earth Pro I drew a red line through the development at a 300 foot setback from the northern side of the west bound lane of SR 14.

This 300 foot setback line goes thru the center of the proposed development.

Project Engineering Report Concludes Inadequate Space for Driveways and Garages

“...In our situation, the driveway spacings do not allow for reasonable placement of driveways and garages”

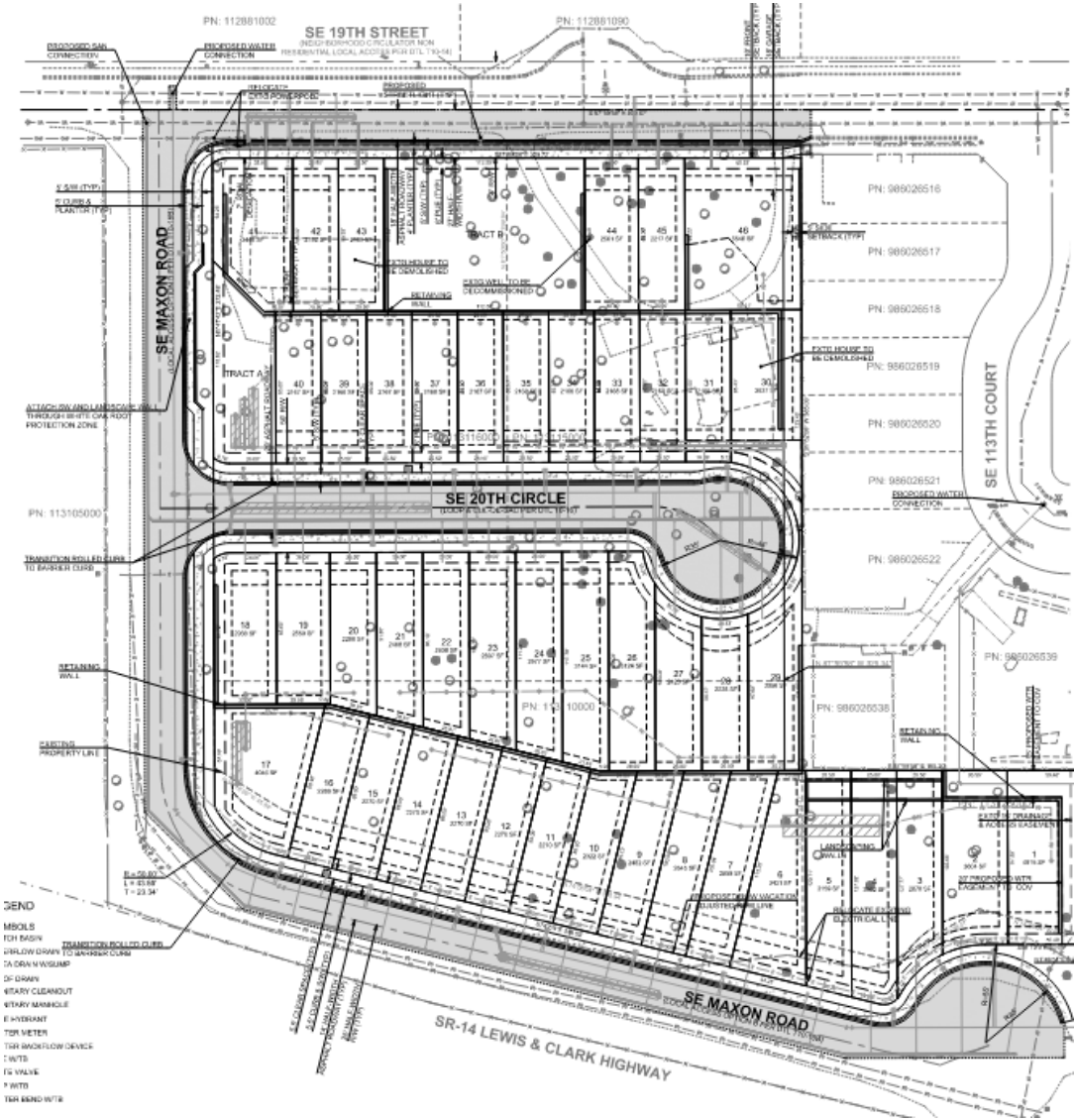
VMC 11.80.110(B)(1) states: “Driveways providing access to non-arterial streets must be spaced a minimum of 5 feet from the nearest property line and 10 feet from the nearest adjacent driveway, excepting when a property fronts on the bulb of a cul-de-sac. Where two driveways are permitted to provide access to a single parcel, a minimum separation of 30 feet is required between the two driveways.”

In our situation, the driveway spacing standards do not allow for reasonable placement of driveways and garages, and a modification to the code is required for this unique development. The minimum lot width is 25.5'. Vancouver Municipal Code requires the use of single car garages in Narrow Lot Development. Narrow lot development approval criteria states adequate guest parking be provided, requiring 1 guest parking space per 3 narrow lots. The proposed design provides a single car garage and an 18' driveway to provide two additional parking spaces for each unit. The wide driveways are crucial, as there is little room for street parking with this development, regardless of a 10' driveway or an 18' driveway. The proposed design of an 18' driveway leaves 7.5' between driveways. If driveways were placed 5' from the property line, the applicant would not be able to utilize the zero lot line development standards, unless housing was changed to attached dwelling types with shared driveways. In addition, placing driveways only 1.5' from the nearest property line provides the maximum spacing between driveways. Due to the lot width constraints, providing an 18' driveway, and the zero-lot line development, it is necessary to place the driveway only 1.5' from the nearest property line.

- i** E. *R-17: Low-Density Residential District.* The R-17 zoning district is designed to accommodate detached and attached single dwellings with or without accessory residential units at a minimum lot size of 2,000 square feet and a density of 8.8 to 21.8 units/net acre. Some civic and institutional uses are permitted as limited or conditional uses. (Ord. M-4377 § 2(a), 2022; Ord. M-3643, 2004)

19th Street Terrace Subdivision

46-lot Narrow Lot Subdivision | Zone Change: R-9 → R-17



Legend	
Proposed Asphalt Concrete	
Proposed Cement Concrete	
Concrete to be Demo'd	

19th Street Terrace Subdivision



46 lot subdivision
detached homes
~1,500sf (3br/2ba)



Concurrent Rezone Request
R-9 → R-17



7 of 8 existing Oaks retained
Oak Habitat enhancement area (0.3ac)

Tree Density 125% of VMC requirement

No natural gas

All homes include central AC



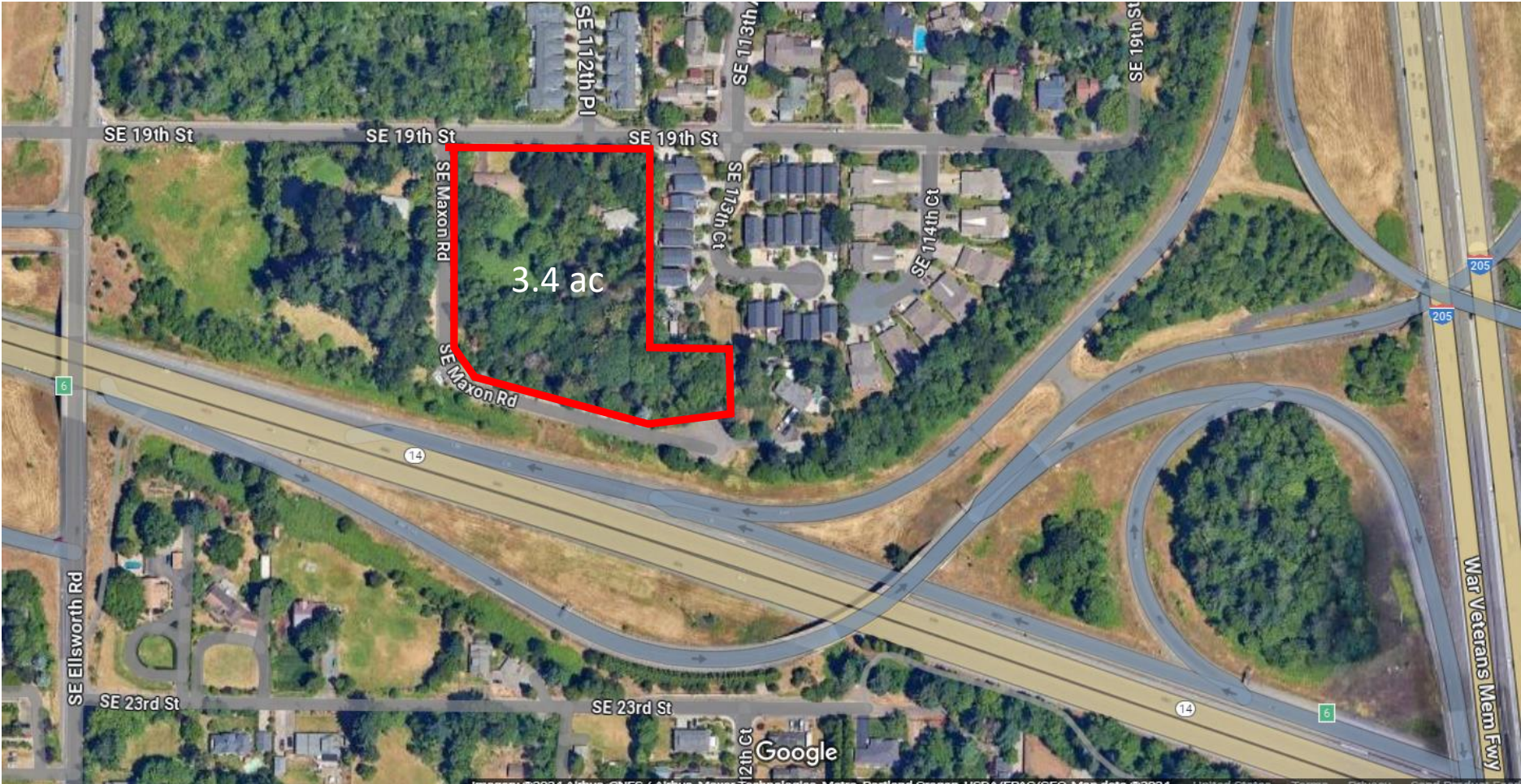
Consistent with VMC
&
City's Comprehensive
Plan

Market Rate

Housing

Recommend **APPROVAL** consistent with
Staff | Hearings Examiner Report & Recommendation
(Ordinance **A** or Ordinance **B**)

Vicinity Map



Common Destinations

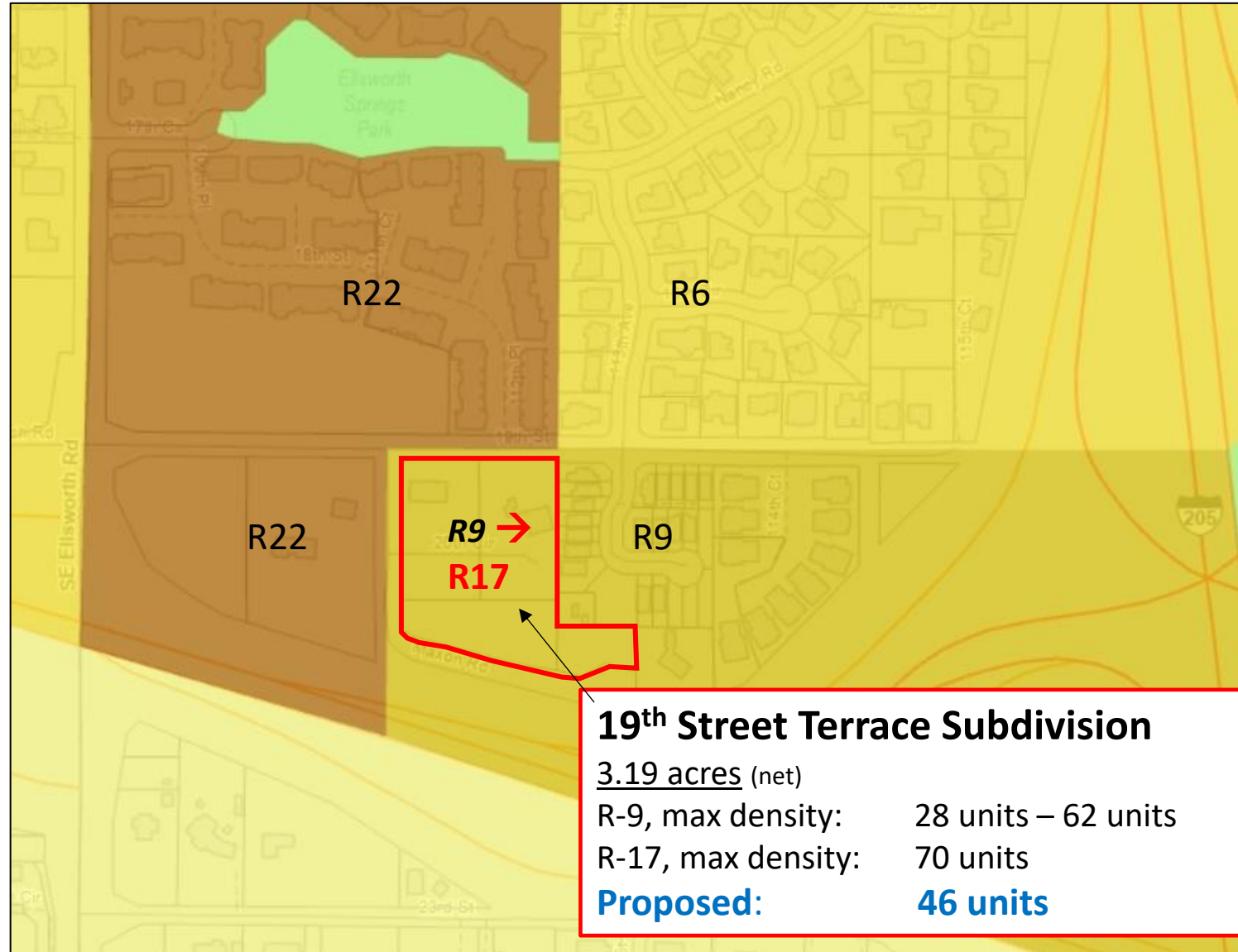


SE Ellsworth Road

- Collector/Minor Arterial
- 40mph

Zoning

Comp Plan Designation
Urban Low (UL)



Change in Circumstance | Housing Crisis

Housing Affordability and Availability in
Vancouver: A Policy Framework

ECONorthwest
ECONOMICS • FINANCE • PLANNING



Closing the Housing Deficit

To meet growing demand and close existing deficit in 10 years, we must:

- Increase housing production to at least **2,500** new units per year.
- Including at least **750** new units per year affordable to those earning 80% AMI or less.

Housing Action Plan Workshop — 5



Title 20.410
Lower Density Residential

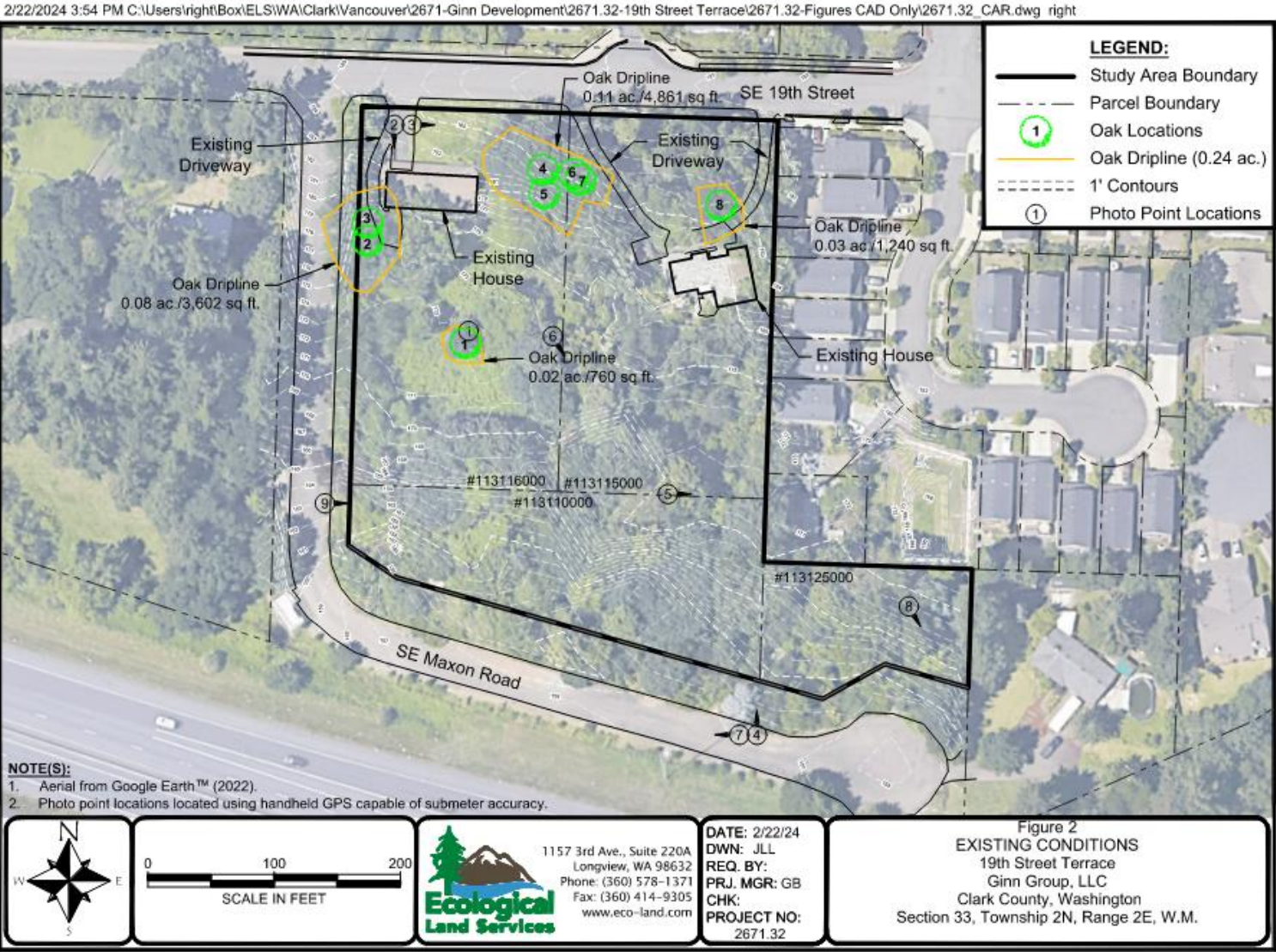
R-17

“Promote density”

Housing Action Plan 2.0

Housing Action Plan Workshop - 12

Existing Conditions



Ecological Land Services

October 23, 2023

Ginn Group LLC
Attn: Clark County
902 NE Third Street
Vancouver, WA 98661

RE: 19th Street Terrace / Amended Critical Area Report - City of Vancouver Parcel No(s) 113116000, 113115000, and 113110000

Dear Ginn Group LLC:

Ecological Land Services, Inc. (ELS) has received Clark County Parcel No(s) 113116000, 113115000, 113110000 and 113125000 for the purpose of critical area review in preparation for design development of the study area. The aforementioned parcel numbers are located at 1101 SE 19th Street and 1117 SE 19th Street in Vancouver, Washington near the SE quarter of Section 33, Township 2 North, and Range 2 East of the Willamette Meridian (Figure 1). ELS has conducted a field reconnaissance site visit on September 7, 2023, to verify study area conditions. This report summarizes the findings of the field work in accordance with Vancouver Amended Local Ordinance (VMO), Chapter 26C-01 Critical Area Protection (2002, 2023).

Method:

The study area was evaluated for the presence of wetlands using the Revised Determination Method according to the U.S. Army Corps of Engineers' 1987 Wetland Determination Manual and the Regional Supplement to the Corps of Engineers' Wetland Determination Manual (Environmental Laboratory 1987), Wetland Assessment, Values, and Core Region (Version 2.0) (2000).

The Revised Determination Method is defined according to the U.S. Army Corps of Engineers' 1987 Wetland Determination Manual (Environmental Laboratory 1987), Wetland Assessment, Values, and Core Region (Version 2.0) (2000). The Revised Determination Method examines three parameters: vegetation, soils, and hydrology. In determining if wetlands exist in a given area, hydrology is critical in determining what is a wetland but is often difficult to assess because hydrologic conditions can change periodically (diurnally, daily, or seasonally). Consequently, it is necessary to determine if hydrologic signatures and trends with wetlands, which would indicate that water is present for a long enough duration to support a wetland plant community. In addition, wetlands are those areas that are saturated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that are usually dominated by, wetland plants. The Revised Determination Method is applied for life in natural and modified conditions. Wetlands are regulated as "Waters of the United States" by the U.S. Army Corps of Engineers (ACEP) and as "Waters of the State" by the Washington Department of Ecology (Ecology), and locally by the City of Vancouver (VMO).

Prior to conducting the September 7, 2023, site visit, ELS reviewed current and historic aerial photographs of the study area and conducted online searches for soil, wetland, and property tax data.

1907 17th Avenue SW, Suite 200, Vancouver, WA 98661 | TEL: 360.578.1371 | FAX: 360.414.9305

Avoidance & Minimization



Oak Bank and Enhancement Plan



Approval Criteria

VMC Title 20

- Subdivision – 20.320.040
- SEPA – 20.790.630
- Narrow Lot – 20.927.030
 - Designed to eliminate conflicts on narrow lots
 - Adequate guest parking
 - Solid waste and recycling collection provided
- Text and Map Amendments – 20.285.060
 - Consistency with the applicable policies of the Vancouver Strategic Plan
 - Change in circumstance since the existing designation was established.

APPLICATION MEETS ALL CRITERIA

Conclusions

- All application requirements met
- All applicable criteria met
- All applicable requirements/standards met

Recommend **APPROVAL consistent with
Staff | Hearings Examiner Report & Recommendation
(Ordinance A or Ordinance B)**