



Vancouver City Council

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

City Council Meeting Agenda November 18, 2024

In accordance with the Open Public Meetings Act (OPMA), the Vancouver City Council meeting will be open to in-person attendance. Options for viewing and/or participating in the meeting remotely will also be accommodated. The City Council will be attending this meeting in person.

All City Council workshops and meetings are broadcast ([live closed captioning available](#)), CVTV cable channels 23 / HD 323, and on the [City's Facebook page](#).

Public testimony will be accepted regarding any matter on the agenda below. Advance registration will be required.

Unless otherwise announced by the Presiding Officer, each speaker may testify once for up to three minutes under each public testimony opportunity below and will be asked to provide their name and city of residence for the record.

Testimony will be accepted in the following manner:

- **Written comments submitted in advance:** [Email comments to the City Council](#) until 12:00 p.m. November 18, 2024. Comments will be compiled and sent to the City Council and entered into the record.
- **In-person or remote testimony during the meeting:** Register in-person at City Hall. In-person registration is open until 6:30 p.m. on November 18, 2024. Instructions will be provided on-site. Register to testify online. Online registration is open until 12:00 p.m. on November 18, 2024.

Visit the [city's website](#) for more information and to register under Public Participation or call the City Manager's Office at (360) 487-8600.

Further instructions for accessing the virtual meeting (for remote testimony) will be provided upon registration.

Upon request, printouts of agenda materials will be provided, including large print.

Workshops: 4:00-6:00 p.m.

Vancouver City Hall - Council Chambers - 415 W 6th Street, Vancouver WA

State Legislative Agenda

(Approximately 30 minutes)

Aaron Lande, Program and Policy Development Manager, aaron.lande@cityofvancouver.us

Comprehensive Plan Update

(Approximately 1.5 hours, to immediately follow the previous workshop)

Rebecca Kennedy, Deputy Community Development Director, Mark Person, Senior Planner, rebecca.kennedy@cityofvancouver.us, mark.person@cityofvancouver.us

Council Dinner / Administrative Updates (6:00-6:30 p.m.)

Regular Council Meeting

6:30 PM

Vancouver City Hall - Council Chambers - 415 W 6th Street, Vancouver WA

Pledge of Allegiance

Call to Order and Roll Call

Approval of Minutes

Minutes - November 4, 2024

Proclamations

Small Business Saturday

Transgender Day of Remembrance

Native American Heritage Day and Month

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.

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.

1. Bid Award - Jefferson-Kauffman Realignment Project Per Bid #24-39 (Project # PRJ071247)

Staff Report: 228-24

Request: On November 18, 2024, award a construction contract for the Jefferson-Kauffman Realignment project to the lowest responsive and responsible bidder, Midway Underground LLC, of Toledo, Washington, USA at their bid price of \$6,805,028.39, which includes Washington State sales tax, and authorize the City Manager, or designee, to execute the same.

Jessica Hild, Senior Civil Engineer, Hassan Abdalla, Engineering Manager,
Jessica.Hild@cityofvancouver.us, hassan.abdalla@cityofvancouver.us

2. Bid Award - SE 34th Street Safety and Mobility Project, Per Bid #24-42 (Project

#PRJ100889)

Staff Report: 229-24

Request: On November 18, 2024, award a construction contract for the SE 34th Street Safety and Mobility project to the lowest responsive and responsible bidder, Advanced Excavating Specialists, LLC of Kelso, Washington, USA at their bid price of \$1,049,470.00, which includes Washington State sales tax, and authorize the City Manager, or designee, to execute the same.

Jessica Hild, Senior Civil Engineer, Hassan Abdalla, Engineering Manager,
Jessica.Hild@cityofvancouver.us, hassan.abdalla@cityofvancouver.us

3. Contract Amendment - Washington State Government Relations Contract with Arbutus Consulting LLC, C-100454

Staff Report: 230-24

Request: Authorize the City Manager or designee to increase the contract by \$82,000 to a not-to-exceed amount of \$415,500, and amend the end date of the contract to August 31, 2025.

Aaron Lande, Program and Policy Development Manager,
aaron.lande@cityofvancouver.us

4. Interlocal Agreement – Between the City of Vancouver and the Clark County Emergency Medical Services District #2 for the Provision of Ambulance Transport

Staff Report: 231-24

Request: On Monday, November 18, 2024, authorize the City Manager, or designee, to approve the interlocal agreement ("Interlocal Agreement") between the City and EMSD2 for the provision of ambulance transport services with a term of January 1, 2025, through December 31, 2025.

Brennan Blue, Fire Chief, Michelle Bresee, Senior Management Analyst,
brennan.blue@cityofvancouver.us, michelle.bresee@cityofvancouver.us

5. Approval of Vancouver Housing Authority Bond for Cascara Apartments

A RESOLUTION providing approval solely for purposes of section 147(f) of the internal revenue code, of the issuance of revenue obligations by the Housing Authority of the City of Vancouver in the principal amount of not to exceed \$20,000,000, to finance the acquisition of a multifamily housing project to provide housing for low-income persons.

Staff Report: 232-24

Request: On Monday, November 18, 2024, adopt a resolution providing approval solely for purposes of Section 147(f) of the Internal Revenue code, of the issuance of revenue obligations by the Housing Authority of the City of Vancouver for the purchase of Cascara Apartments.

Samantha Whitley, Housing Programs Manager, Hayley Woodbridge, Associate Housing Project Coordinator, samantha.whitley@cityofvancouver.us,
hayley.woodbridge@cityofvancouver.us

6. Resolution Updating Boundaries of the Vancouver Arts District

A RESOLUTION relating to the expansion of the Vancouver Arts District.

Staff Report: 233-24

Request: On Monday, November 18, 2024, approve a Resolution updating boundaries of the Vancouver Arts District.

Natasha Ramras, Chief Financial Officer, natasha.ramras@cityofvancouver.us

7. Resolution of Minor Adjustments to the City's Financial Policies

A RESOLUTION adopting and modifying certain City of Vancouver Financial Policies.

Staff Report: 234-24

Request: On Monday, November 18, 2024, approve the attached Resolution and the accompanying updated City Financial Policies.

Natasha Ramras, Chief Financial Officer, natasha.ramras@cityofvancouver.us

8. Right-of-way Vacation – SE 194th Avenue

A RESOLUTION fixing December 9, 2024, as the date for a public hearing on a proposal to vacate public right-of-way associated with SE 194th Avenue, on the north side of the SE 13th Street right-of-way, located within the Southwest Quarter of Section 32, Township 2 North, Range 3 East, Willamette Meridian, City of Vancouver, Clark County, Washington.

AN ORDINANCE vacating the right-of-way associated with SE 194th Avenue, on the north side of the SE 13th Street right-of-way, located within the Southwest Quarter of Section 32, Township 2 North, Range 3 East, Willamette Meridian, City of Vancouver, Clark County, Washington, described more particularly in Exhibit A; and providing for an effective date.

Staff Report: 235-24

Request: On November 18, 2024, adopt a resolution of intent and advance the ordinance on first reading to vacate a portion of public right-of-way associated with SE 194th Avenue located within the Southwest Quarter of Section 32, Township 2 North, Range 3 East, Willamette Meridian, setting the date for a public hearing and second ordinance reading on December 9, 2024.

Ryan Lopossa, Streets and Transportation Manager,
ryan.lopossa@cityofvancouver.us

9. Telecommunications Commission Meeting Schedule Amendment

AN ORDINANCE amending Vancouver Municipal Code 5.19.310 to change the number of required annual meetings of the Vancouver Clark Telecommunications Commission (VCTC); to provide clarity to other existing provisions; to provide for severability; and setting an effective date.

Staff Report: 236-24

Request: On November 18, 2024, advance ordinance on first reading, setting date of second reading and public hearing for December 2, 2024.

Aaron Lande, Program and Policy Development Manager,
aaron.lande@cityofvancouver.us

10. Ordinance for Multifamily Tax Exemption - Fourth Plain Target Area Boundary Amendment

AN ORDINANCE of the City of Vancouver relating to changes to the City's Multi-Family Housing Tax Exemption Program (MFTE); adopting corrections to the Fourth Plain Target Area Boundary amending Section 3.22.030, of the Vancouver Municipal Code (VMC); providing for severability; and setting an immediate effective date.

Staff Report: 237-24

Request: On Monday, November 18, 2024, advance the ordinance, expanding the boundary of the Fourth Plain residential target area of the multifamily tax exemption program on first reading, setting the date of second reading and public hearing for December 2, 2024.

Bryan Monroe, Associate Housing Project Coordinator,
bryan.monroe@cityofvancouver.us

11. Ordinance Updating Vancouver's Tax Administration Code

AN ORDINANCE relating to tax administration; adding a new chapter 5.01 to the Vancouver Municipal Code; enacting new sections 5.01.010, 5.01.015, 5.01.020, 5.01.040, 5.01.050, 5.01.060, 5.01.070, 5.01.080, 5.01.090, 5.01.095, 5.01.100, 5.01.110, 5.01.120, 5.01.130, 5.01.140, 5.01.160, 5.01.170, 5.01.180, 5.01.190, 5.01.200, 5.01.210, 5.01.220, 5.01.240, 5.01.250, 5.01.260; repealing sections 5.04.100, 5.04.150, 5.04.155, 5.04.160, 5.04.170, 5.04.180, 5.04.190, 5.04.200, 5.04.210, 5.04.220, 5.04.230, 5.04.240, 5.04.250, 5.87.010, 5.87.020, 5.87.030, 5.87.040, 5.87.050, 5.87.060, 5.87.070, 5.87.080, 5.87.090, 5.87.100, 5.87.110, and 5.87.120; and providing for savings, severability and effective date.

Staff Report: 238-24

Request: On November 18, 2024, advance the ordinance on first reading and set a date of December 2, 2024, setting the second reading and public hearing for December 2, 2024.

Natasha Ramras, Chief Financial Officer, natasha.ramras@cityofvancouver.us

12. Ordinance Establishing a Business & Occupation Tax on Retail to Fund Homeless Bridge

Shelter

AN ORDINANCE relating to business and occupation tax for revenue; adding a new chapter 5.03 to the Vancouver Municipal Code; enacting new sections VMC 5.03.010, 5.03.020, 5.03.028, 5.03.030, 5.03.050, 5.03.070, 5.03.076, 5.03.077, 5.03.078, 5.03.079, 5.03.100, 5.03.120, and 5.03.130; repealing sections 5.04.021, 5.04.030, 5.04.031, 5.04.032, 5.04.050, and 5.04.060; amending the title of chapter 5.04 of the Vancouver Municipal Code; and providing for savings, severability, referendum, and an effective date.

Staff Report: 239-24

Request: On November 18, 2024, advance the ordinance on first reading and set a date of December 2, 2024, for second reading and public hearing.

Natasha Ramras, Chief Financial Officer, natasha.ramras@cityofvancouver.us

13. Ordinance for Utility Licenses & Taxes

AN ORDINANCE relating to utility taxes; adding a new chapter 5.10 to the Vancouver Municipal Code; enacting new sections VMC 5.10.010, 5.10.020, 5.10.030, 5.10.040, 5.10.045, 5.10.050, 5.10.060, 5.10.070, 5.10.080, 5.10.090, 5.10.100; repealing VMC sections 5.68.010, 5.68.020, 5.68.030, 5.68.040, 5.68.050, 5.68.055, 5.68.100, 5.68.110, 5.88.010, 5.88.020, 5.88.030, 5.88.035, 5.88.040, 5.88.050, 5.88.075, 5.88.100, 5.92.010, 5.92.020, 5.92.030, 5.92.040, 5.93.010, 5.93.010, 5.94.010, 5.94.020, 5.94.030, 5.94.040, 5.94.080, 5.96.010, 5.96.020, 5.96.030, 5.96.040, 5.96.090; and providing for savings, severability, referendum, and an effective date.

Staff Report: 240-24

Request: On November 18, 2024, advance the ordinance on first reading and set a date of December 2, 2024, for second reading and public hearing.

Natasha Ramras, Chief Financial Officer, natasha.ramras@cityofvancouver.us

14. Ordinance Implementing Admissions Tax

AN ORDINANCE relating to admissions taxes; adding a new chapter 5.90 to the Vancouver Municipal Code; enacting new sections VMC 5.90.010, 5.90.020, 5.90.030, 5.90.040, 5.90.050, 5.90.060, 5.90.070, 5.90.080, 5.90.090, 5.90.100; providing for severability and an effective date.

Staff Report: 241-24

Request: On Monday, November 18, 2024, advance the ordinance on first reading, setting the second reading and public hearing for December 2, 2024.

Natasha Ramras, Chief Financial Officer, natasha.ramras@cityofvancouver.us

15. Ordinance Implementing Parking Tax

AN ORDINANCE relating to parking taxes; adding a new chapter 5.07 to VMC; enacting new

sections VMC 5.07.010, 5.07.020, 5.07.030, 5.07.040, 5.07.050, 5.07.060; and providing for severability and an effective date.

Staff Report: 242-24

Request: On Monday, November 18, 2024, advance the ordinance on first reading, setting the second reading and public hearing for December 2, 2024.

Natasha Ramras, Chief Financial Officer, natasha.ramras@cityofvancouver.us

16. Ordinance for Assumption of Costs for Electronic Payments by Customers

AN ORDINANCE relating to electronic payment fees; amending VMC 3.08.065; providing for severability and an effective date.

Staff Report: 243-24

Request: On Monday, November 18, 2024, advance the ordinance on first reading, setting the second reading and public hearing for December 2, 2024.

Natasha Ramras, Chief Financial Officer, natasha.ramras@cityofvancouver.us

17. Ordinance Creating Vancouver Cultural Access Program and Cultural Access Sales Tax

AN ORDINANCE relating to a Vancouver Cultural Access Program; adding a new chapter 3.45 to the Vancouver Municipal Code; enacting new sections 3.45.010, 3.45.020, 3.45.030, 3.45.040, and 3.45.050; providing for severability and an effective date.

Staff Report: 244-24

Request: On Monday, November 18, 2024, advance the ordinance on first reading, setting the second reading and public hearing for December 2, 2024.

Natasha Ramras, Chief Financial Officer, natasha.ramras@cityofvancouver.us

18. Ordinance Increasing Fees for Special Licensing

AN ORDINANCE relating to special license fees for Carnivals and Traveling Shows (ch. 5.18 VMC), Food Vendors (ch. 5.34 VMC), Bill Posting and Distribution of Handbills (ch. 5.38 VMC), Secondhand Dealers (ch. 5.46 VMC), Pawnbrokers (ch. 5.48 VMC), Peddlers, Solicitors, and Canvassers (ch. 5.50 VMC), Motion Picture Shows and Theaters (ch. 5.54 VMC), Collection of Recyclable Materials (ch. 5.62 VMC), Taxi & Transportation Network Companies (ch. 5.76 VMC), Ambulances (ch. 5.85 VMC), and Tow Truck Operators (ch. 5.86 VMC); amending VMC 5.18.040, 5.34.040, 5.38.010, 5.46.070, 5.48.020, 5.50.040, 5.50.060, 5.54.010, 5.62.020, 5.76.225, 5.85.100, 5.86.100; providing for savings, severability and an effective date.

Staff Report: 245-24

Request: On Monday, November 18, 2024, advance the ordinance on first reading, setting the second reading and public hearing for December 2, 2024.

Natasha Ramras, Chief Financial Officer, natasha.ramras@cityofvancouver.us

19. Ordinance Amending VMC 20.180.060, Planning Fees, to Add Certain Land Use Review Fees and Adjust Other Certain Existing Land Use Review Fees, Consistent with the Council's Direction to Appropriately Set and Collect Fees for Services, with Said Changes to be Effective January 1, 2025

AN ORDINANCE relating to plan review fees adding several new fees and adjusting other existing fees to bring them closer in line with fees for services; providing for savings, severability and an effective date.

Staff Report: 246-24

Request: On Monday, November 18, 2024, advance the ordinance and approve the attached Planning Fee Changes, to be effective January 1, 2025, setting second reading and a public hearing on December 2, 2024.

Natasha Ramras, Chief Financial Officer, natasha.ramras@cityofvancouver.us

20. Ordinance Updating to the Vancouver Municipal Code Sections 14.04.210, 14.04.230, and 14.09.060 for Water, Sewer and Surface Water Proposed Utility Rate Changes for 2025 and 2026

AN ORDINANCE related to the water, sewer and surface water utility user rates, amending Vancouver Municipal Code sections 14.04.210, 14.04.230, and 14.09.060; and providing for savings, severability, and an effective date.

Staff Report: 247-24

Request: On Monday, November 18, 2024, advance the proposed ordinance and amend the Vancouver Municipal Code sections 14.04.210, 14.04.230, and 14.09.060 on first reading, setting the second reading and public hearing on December 2, 2024.

Natasha Ramras, Chief Financial Officer, natasha.ramras@cityofvancouver.us

21. Ordinance Amending VMC Title 16, Pertaining to Fire-Related Construction Permits and Fire Code Operational Permits, Fire Protection System Reviews, Consistent with the Council's Direction to Appropriately Set and Collect Fees for Services, with Said Changes to be Effective January 1, 2025

AN ORDINANCE relating to amendments to the Fire Code to consolidate the development review standards and fire code requirements, to bring the ordinance more closely into alignment with the Washington State Fire Code, to clarify the reasonable right of entry process for non-responsive parties for commercial fire and life safety inspections, to provide for limited technical assistance fire review, to streamline and clearly outline the process for special hazards, and provide general code cleanup; providing for savings, severability and an effective date.

Staff Report: 248-24

Request: On Monday, November 18, 2024, advance the ordinance and adopt the attached VMC Title 16 amendments, to be effective January 1, 2025, setting the second reading and public hearing for December 2, 2024.

Natasha Ramras, Chief Financial Officer, natasha.ramras@cityofvancouver.us

22. Ordinance Amending VMC Title 17, Pertaining to Fire-Related Construction Permits and Fire Code Operational Permits, Fire Protection System Reviews, Consistent with the Council's Direction to Appropriately Set and Collect Fees for Services, with Said Changes to be Effective January 1, 2025

AN ORDINANCE relating to the adjustment of existing fees to more accurately align with the programs cost recovery goals, adding several new fees to reflect evolving technology and more accurately capture staff time for project related review, including technical assistance review and providing for limited expedited permit review; providing for savings, severability and an effective date.

Staff Report: 249-24

Request: On Monday, November 18, 2024, advance the ordinance and adopt the attached VMC Title 17 amendments, to be effective January 1, 2025, setting the second reading and public hearing for December 2, 2024.

Natasha Ramras, Chief Financial Officer, natasha.ramras@cityofvancouver.us

23. 2025-2026 City of Vancouver Biennial Operating and Capital Budget

AN ORDINANCE relating to and adopting the budget for the City of Vancouver for the 2025-2026 fiscal biennium; providing for ratification and for an effective date.

Staff Report: 250-24

Request: On Monday, November 18, approve ordinance on first reading, setting date of second reading and public hearing for Monday, December 2.

Natasha Ramras, Chief Financial Officer, natasha.ramras@cityofvancouver.us

24. Vancouver Food Carts Mixed Use Master Plan

AN ORDINANCE rendering findings and issuing a decision on a proposed mixed use master plan and a Phase 1 site plan with zone change, located at 4906 NE 72nd Avenue, Vancouver, Washington; and providing for severability and an effective date.

Staff Report: 251-24

Request: On Monday, November 18, 2024, advance the ordinance on first reading, setting date of second reading and quasi-judicial public hearing for December 2, 2024.

Kristian Corbin, Senior Planner, kristian.corbin@cityofvancouver.us

25. Approval of Claim Vouchers

Request: Approve claim vouchers for November 18, 2024.

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.

26. Ordinance for Proposed Amendments to Chapter 5.85 of the Vancouver Municipal Code, Business Licenses and Regulations: Ambulances

AN ORDINANCE of the City of Vancouver relating to the amendment of ambulance services regulations set forth in the Vancouver Municipal Code (VMC) Chapter 5.85, amending VMC Sections 5.85.020, 5.85.040, 5.85.050, 5.85.130, 5.85.140, 5.85.150 and 5.85.160, and setting an effective date of January 1, 2025.

Staff Report: 223-24

Request: On Monday, November 18, 2024, upon second reading and a public hearing, approve the ordinance to approve amendments to Chapter 5.85 of the Vancouver Municipal Code ("VMC"), effective January 1, 2025.

Michelle Bresee, Senior Management Analyst, michelle.bresee@cityofvancouver.us

27. Property Tax Levy for 2025

AN ORDINANCE relating to the annual property tax levy; authorizing an increase of 1.0% in the City's regular levy from the amount levied the previous year; and providing for an effective date.

Staff Report: 224-24

Request: On Monday, November 18, 2024, upon second reading and a public hearing, approve the ordinance.

Natasha Ramras, Chief Financial Officer, natasha.ramras@cityofvancouver.us

28. Property Tax Affordable Housing Levy for 2025

AN ORDINANCE relating to the annual property tax levy; authorizing an increase of 0.0% in the City's Affordable Housing Fund levy from the amount levied the previous year; and providing for an effective date.

Staff Report: 225-24

Request: On Monday, November 18, 2024, upon second reading and a public hearing, approve the ordinance.

Natasha Ramras, Chief Financial Officer, natasha.ramras@cityofvancouver.us

29. Ad Valorem Taxes for 2025

AN ORDINANCE fixing and levying the amount of ad valorem taxes necessary to balance estimated revenue with estimated expenditures for the 2025/2026 Budget for the City of Vancouver; providing for alternative levies depending on whether Proposition No. 4 is approved or rejected by the registered voters of the City of Vancouver; and providing for an effective date.

Staff Report: 226-24

Request: On Monday, November 18, 2024, upon second reading and a public hearing, approve

the ordinance.

Natasha Ramras, Chief Financial Officer, natasha.ramras@cityofvancouver.us

30. Preservation of Levy Capacity for Exempt Property for 2025

AN ORDINANCE authorizing an increase in tax levy pursuant to RCW 84.55.120 and an increase in limit factor for maximum levy capacity pursuant to RCW 84.55.092.

Staff Report: 227-24

Request: On Monday, November 18, 2024, upon second reading and a public hearing, approve the ordinance.

Natasha Ramras, Chief Financial Officer, natasha.ramras@cityofvancouver.us

Communications

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

2025 Clark County Transportation Alliance Policy Statement

Adjournment

City Hall is served by C-TRAN. Route information and schedules are available online at www.c-tran.com. You also may reach C-TRAN at (360) 695-0123 for more information on times, fares, and routes.

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