



CITY COUNCIL MEETING MINUTES

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

Anne McEnerney-Ogle, Mayor

Bart Hansen · Bill Turlay · Ty Stober · Linda Glover · Laurie Lebowsky · Erik Paulsen

December 2, 2019 - City Council Meeting Minutes

WORKSHOPS

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

Councilmember Turlay was absent from workshops.

4:00-5:00 p.m. 2020 Federal Legislative Agenda

Presenter: Joel Rubin, Federal Governmental Affairs Liaison

Summary

The City's federal governmental liaison provided Council with a review of 2019 legislative agenda status and accomplishments, and previewed the 2020 legislative agenda.

5:00-5:30 p.m. Council/Transportation Benefit District Joint Workshop - 2019 in Review

Presenters: Brian Carlson, Public Works Director, 487-7131; Ryan Lopossa, Streets & Transportation Manager, 487-7706

Summary

Staff provided Council, which also sat as the Transportation Benefit District (TBD) board of directors, an overview of the 2019 TBD work plan and accomplishments and previewed the 2020 work plan, including projected impacts of Initiative 976.

COUNCIL DINNER/ADMINISTRATIVE UPDATES (5:30 PM)

COUNCIL CONSENT AGENDA MEETING

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 in the Council Chambers of City Hall, 415 W. 6th Street, Vancouver, Washington.

Present: Councilmembers Paulsen, Lebowsky, Glover, Stober, Hansen, Mayor McEnerny-Ogle

Absent: Councilmember Turlay

Motion by Councilmember Hansen, seconded by Councilmember Lebowsky, and carried unanimously to excuse Councilmember Turlay.

Approval of Minutes

Minutes - November 18, 2019

Motion by Councilmember Glover, seconded by Councilmember Lebowsky, and carried unanimously to approve the meeting minutes for November 18, 2019.

Citizen Communication (Items 1-4)

Mayor McEnerny-Ogle opened Citizen Communication and received the following testimony:

- Colin Fogarty, Executive Director of Confluence, spoke in support of Item 2 and thanked the City for the proposed cultural grant for his organization.
- Jennifer Williams, representing ARTSTRA, spoke in support of Item 2 and thanked the City for the proposed cultural grant for her organization.
- Hannah Pick, representing Journey Theater Arts Group, spoke in support of Item 2 and thanked the City for the proposed cultural grant for her organization.
- Becky Moore, Artistic Director for Columbia Dance, spoke in support of Item 2 and thanked the City for the proposed cultural grant for her organization.

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

Consent Agenda (Items 1-4)

Motion by Councilmember Glover, seconded by Councilmember Lebowsky, and

carried unanimously to approve the Consent Agenda.

1. **Approval of 2020 Council Meeting Schedule**

Staff Report 178-19

Summary

City staff develops and publishes the annual Council meeting schedule and calendar every fall for the following year. Council Policy 100-32, revised Sept. 24, 2018, includes a provision for Council adoption of the upcoming annual Council meeting schedule on the first meeting of December each year.

The annual schedule identifies the date, time and type of each Council meeting, as well as any Mondays when the Council will not meet. Per Council policy, the Council meets every first, second, third, and fourth Monday of each month, excluding any City-recognized holidays that fall on a Monday. Per City Charter, Council must meet at least twice per month for a Regular meeting, which will typically fall on the first and third Mondays; Consent Agenda meetings with Citizen Forum fall on the second and fourth Mondays, unless otherwise pre-empted by a Regular meeting and identified as such on the approved schedule. Informational workshops may be held, as needed, before any Council meeting. The specific time and topic for each workshop will be identified on the published agenda for a given meeting date.

The 2020 annual schedule includes 24 Regular Council meetings and 18 Consent Agenda meetings with Citizen Forum. Also included is a mid-year break in late June and an end-of-year break in late December. All City Council meetings will begin at 6:30 p.m., per Council Policy 100-32. Workshops will be held between 4:00 and 6:00 p.m., unless otherwise noted on a published agenda.

Subject to Council approval, the 2020 annual schedule will be publicly noticed in The Columbian, and the calendar will be posted on the City's website and distributed to the media and all City departments. Copies of the printed Council meeting calendar will also be made available at Vancouver City Hall or may be requested by contacting the Council Assistant at 360-487-8605.

Any cancellations or changes to the annual schedule, or the addition of Council retreats or other special Council meetings, will be advertised in accordance with Council Policy and the Washington Open Public Meetings Act.

2020 Annual Meeting Schedule

All meetings begin at 6:30 p.m. | Workshops 4:00-6:00 p.m. (subject to change)

1/6/2020 Regular Meeting
1/13/2020 Consent Agenda Meeting w/ Citizen Forum
1/20/2020 No Meeting - holiday (Martin Luther King Jr. Day)
1/27/2020 Regular Meeting
2/3/2020 Regular Meeting
2/10/2020 Consent Agenda Meeting w/ Citizen Forum
2/17/2020 No Meeting - holiday (Presidents Day)
2/24/2020 Regular Meeting
3/2/2020 Regular Meeting
3/9/2020 Consent Agenda Meeting w/ Citizen Forum
3/16/2020 Regular Meeting
3/23/2020 Consent Agenda Meeting w/ Citizen Forum
3/30/2020 No Meeting - 5th Monday
4/6/2020 Regular Meeting
4/13/2020 Consent Agenda Meeting w/ Citizen Forum
4/20/2020 Regular Meeting
4/27/2020 Consent Agenda Meeting w/ Citizen Forum
5/4/2020 Regular Meeting
5/11/2020 Consent Agenda Meeting w/ Citizen Forum
5/18/2020 Regular Meeting
5/25/2020 No Meeting - holiday (Memorial Day)
6/1/2020 Regular Meeting
6/8/2020 Consent Agenda Meeting w/ Citizen Forum
6/15/2020 Regular Meeting
6/22/2020 No Meeting - Mid-Year Break
6/29/2020 No Meeting - 5th Monday
7/6/2020 Regular Meeting
7/13/2020 Consent Agenda Meeting w/ Citizen Forum
7/20/2020 Regular Meeting
7/27/2020 Consent Agenda Meeting w/ Citizen Forum
8/3/2020 Regular Meeting
8/10/2020 Consent Agenda Meeting w/ Citizen Forum
8/17/2020 Regular Meeting
8/24/2020 Consent Agenda Meeting w/ Citizen Forum
8/31/2020 No Meeting - 5th Monday
9/7/2020 No Meeting - holiday (Labor Day)
9/14/2020 Regular Meeting
9/21/2020 Regular Meeting
9/28/2020 Consent Agenda Meeting w/ Citizen Forum
10/5/2020 Regular Meeting
10/12/2020 Consent Agenda Meeting w/ Citizen Forum
10/19/2020 Regular Meeting
10/26/2020 Consent Agenda Meeting w/ Citizen Forum
11/2/2020 Regular Meeting
11/9/2020 Consent Agenda Meeting w/ Citizen Forum
11/16/2020 Regular Meeting

11/23/2020 Consent Agenda Meeting w/ Citizen Forum
11/30/2020 No Meeting - 5th Monday
12/7/2020 Regular Meeting
12/14/2020 Consent Agenda Meeting w/ Citizen Forum
12/21/2020 Regular Meeting
12/28/2020 No Meeting - End of Year Break

Request: Approve the 2020 annual City Council meeting schedule.

Amanda Delapena, Assistant to the City Council, 487-8605

Motion approved the request.

2. Award of 2019 Cultural Grants

Staff Report 179-19

A RESOLUTION relating to the award of City of Vancouver cultural grants for 2019 as recommended by the Culture, Arts and Heritage Commission.

Summary

On April 16, 2018, the City Council adopted a new Culture, Arts and Heritage Plan. In the 2019-2020 biennial budget, the Council approved \$397,000 per year to support the implementation of the plan. The plan recommended four strategies for restarting the City's Cultural Program including hiring a full-time Cultural Services Manager, appointing a new Culture, Arts and Heritage Commission, developing a public art program and restarting the City's cultural grant program.

The City launched the new cultural grant program in July 2019 and received sixteen grant applications from non-profit and governmental organizations totaling \$132,740. The Culture, Arts and Heritage Commission reviewed the proposals and is recommending full funding for fourteen of the grants, at a total of \$122,255. The funding is on a reimbursable basis and grant recipients must enter into a professional services agreement with the City.

Request: On December 2, 2019, adopt a resolution to award the 2019 cultural grants as recommended by the Culture, Arts and Heritage Commission and authorize the City Manager or his designee to execute professional services agreements with the grant recipients.

Jeanette (Jan) Bader, Program & Policy Development Manager, 487-8606

Motion adopted Resolution M-4048 approving the request.

3. Professional services agreements (PSAs) for on-call sanitary wastewater engineering planning and design services

Staff Report 180-19

Summary

Many of the City of Vancouver Public Works engineering teams use on-call contracting as a time efficient way to procure specific professional services as needs arise. In the on-call model, an RFQ is issued and a roster of the most qualified respondents is created using master contracts with overall not-to-exceed values. Then, as specific needs arise, the roster is used to select a pre-approved contractor for a task order assignment.

As past Sewer Fund debt is retired, past debt service obligations are being redirected into an increased sewer system capital construction program. The City's Wastewater Treatment Engineering Capital Improvement Program (CIP) budget is increasing for next year (2020) as well as over the following biennial budget cycles. The CIP includes equipment rehabilitation and replacement projects, as well as wastewater process improvement projects, which will require specialized engineering design services. Additionally, environmental regulatory permits and compliance programs are increasingly complex. Staff anticipates increasing planning, monitoring, inspections and reporting requirements in the next renewal cycles for wastewater discharge permits and air permits.

The City issued an RFQ for on-call wastewater treatment engineering planning and design services in June 2019 and received 14 responses in July 2019. Projects requiring consulting services have been broken out into six unique categories of work including:

- 1. Planning and Modeling;*
- 2. Wastewater Systems Design;*
- 3. Electrical Systems Design;*
- 4. Regulatory Services;*
- 5. Structural Engineering Design and Services; and,*
- 6. Construction Management Services.*

Consultants were asked to submit responses for categories that fall within their specific range of qualifications. Each category was reviewed by a review committee. After a review of all responses, the evaluation committee selected 12 consultants for on-call professional service contracts. Wastewater Treatment Engineering staff proposes to execute each contract for five years in the amounts and categories shown below.

Engineering Firm	Contract Amount	Work Categories
<i>Brown and Caldwell</i>	<i>\$800,000</i>	<i>1, 2, 3, 4, 5</i>
<i>Carollo Engineers, Inc.</i>	<i>\$500,000</i>	<i>6</i>
<i>Elcon Associates, Inc.</i>	<i>\$500,000</i>	<i>3</i>
<i>Jacobs Engineering Group, Inc.</i>	<i>\$800,000</i>	<i>1, 3, 4</i>
<i>Keller Associates, Inc.</i>	<i>\$500,000</i>	<i>2</i>
<i>Kennedy/Jenks Consultants Inc.</i>	<i>\$800,000</i>	<i>1, 2, 5, 6</i>
<i>Murraysmith</i>	<i>\$800,000</i>	<i>2, 4, 6</i>
<i>Stantec Consulting, Inc.</i>	<i>\$800,000</i>	<i>1, 2, 3, 5</i>
<i>TetraTech</i>	<i>\$500,000</i>	<i>6</i>
<i>Wallis Engineering</i>	<i>\$500,000</i>	<i>2</i>
<i>Water Systems Consulting, Inc.</i>	<i>\$500,000</i>	<i>4</i>
<i>WSP USA, Inc.</i>	<i>\$500,000</i>	<i>5</i>

Utilizing on-call contracts for these projects allows the City flexibility in staffing projects for time sensitive schedules and where specialty services are required.

It's important to note that these contract values will be "not-to-exceed" values. The actual individual task orders, which will be issued as needs arise, will include a more detailed scope and budget.

Request: Authorize the City Manager or his designee to execute Professional Service Agreements in the amounts listed in the staff report with Brown and Caldwell; Carollo Engineers, Inc; Elcon Associates, Inc; Jacobs Engineering Group, Inc; Keller Associates, Inc; Kennedy/Jenks Consultants, Inc; Murraysmith; Stantec Consulting, Inc., TetraTech; Wallis Engineering; Water Systems Consulting, Inc; and, WSP USA, Inc. for wastewater engineering planning and design services on an as-needed basis for five years.

Frank Dick, Wastewater Engineering Supervisor, 487-7179

Motion approved the request.

4. Approval of Claim Vouchers

Request: Approve claim vouchers for November 25, 2019.

Motion approved claim vouchers for December 2, 2019, in the amount of \$8,332,895.65

Public Hearings (Items 5-9)

5. Multifamily Tax Exemption: Roosevelt Commons Apartments

Staff Report 181-19

A RESOLUTION of the City Council of the City of Vancouver approving an agreement with RVC OZONE LLC for a 10-year property tax exemption for the property located at 2812 Falk Road (Tax Lots 30240080, 30240212, 30240217) in Vancouver, Washington.

Summary

The multi-family property tax exemption program in general is designed to incentivize new private multi-family development in targeted areas in the City. The program is a tool to assist cities in accommodating future population growth in designated centers, close to employment, shopping, and transit services and to encourage affordable housing where appropriate.

The Ginn Development Group is proposing a 10-year exemption for 36 residential units with 20% of those units being income restricted to 80% area median income (\$70,330 for a family of four). Additional information regarding the calculation of area median income for the MFTE program is described below. The development is located at 2812 Falk Road north of Fourth Plain Boulevard. The development consists of seven two-story apartment buildings with 84 on-site parking spaces.

The estimated 2019 taxes for the unimproved site are \$6,746. The tax impact of the proposed project is estimated as follows:

	Total – all taxing districts	City of Vancouver
<i>Net Present value of future tax revenue* (20 year)</i>	\$749,000	\$305,000
<i>Net present value of “foregone” tax revenue (8 years)</i>	(\$339,000)	(\$111,000)
NET PRESENT 20 YEAR BENEFIT	\$410,000	\$194,000

**Estimated discounted present value of construction sales tax, utility tax and property tax over 20 years*

In addition to the above considerations, the exemption accelerates a project that will be on the tax rolls for decades beyond the end of the 10-year exemption period.

Area Median Income

For the MFTE program, RCW 84.14 outlines the requirements and definitions for multifamily tax exemption projects. When calculating the area median income and household incomes, RCW 84.14 directs that the definition of area median, low, and moderate household income be derived from data "as reported by the United States Department of Housing and Urban Development". Unfortunately HUD does not report Vancouver data at a local level. The City of Vancouver data is aggregated into a Metropolitan Statistical Area (MSA) that includes the six counties surrounding Portland. HUD has calculated the 2019 area median income for Vancouver using the combined MSA data. This methodology creates a disparity in the income restrictions because the area median income used for Vancouver MFTE projects is now skewed by the higher incomes of the other MSA cities.

For example, the HUD 100% area median income for a family of four persons in the Portland-Vancouver-Hillsboro MSA is \$87,900. However, looking at the 2013-2017 American Community Survey median income report the estimated local Vancouver median income for a family of four is \$70,186, which is closer to the HUD 80% AMI.

In 2020, City staff will be working to find ways to reduce the disparity of median incomes and allowable rents between the MSA and local data as it pertains to the City's MFTE program.

Request: On Monday, December 2, 2019, subject to public hearing, adopt a resolution approving the Agreement and conditional tax exemption certificate for the Roosevelt Commons Apartments.

Peggy Sheehan, Community Development Programs Manager, 487-7952

Peggy Sheehan, Community Development Programs Manager, provided an overview of the proposed project and details about the proposed multi-family tax exemption (MFTE).

Councilmember Hansen thanked staff for explaining how a "do nothing" option on this property compares to the proposed development once the MFTE period is over.

Councilmember Stober requested more explicit detail about the tax breakouts,

specifically in regards to which taxes would come in at what points of time. He also noted that because HUD's AMI designation takes into account the entire Portland metro area, and not just Clark County, the income-restricted units under the MFTE program actually are affordable for the average Vancouver resident and not low-income residents. He stated that is important to remember as the City takes a look at the program in the future.

Councilmember Lebowsky agreed with Councilmember Stober regarding the AMI levels, but noted the City does not have control over HUD's designations and may need to explore changes in City policy in the future. But for the moment, Vancouver is in need of more housing at all income levels.

Mayor McEnerny-Ogled opened the public hearing and received the following testimony:

- Angelo Gonzales, Vancouver, expressed concerns about ensuring racial diversity in such developments.
- Danielle Jokela, Vancouver, stated Vancouver needs to ensure affordable housing is being provided to all residents, and if the City's policies or code do not actually support that, then changes should be made as soon as possible.

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

Motion by Councilmember Paulsen, seconded by Councilmember Hansen, and carried unanimously to adopt Resolution M-4049 approving the request.

6. **Four Seasons North Planned Development**

Staff Report 176-19

AN ORDINANCE approving the concept development plan for the Four Seasons North Planned Development; and providing for severability and an effective date.

Summary

The applicant requests approval a proposed planned development for a 114-lot single family subdivision totaling 8.77 acres in R-22 Higher Density Residential zoning.

On October 15, 2019, a public hearing was conducted before the Hearings Examiner. On November 6, 2019, the Hearing's Examiner issued findings, conclusions and recommendations (attached). Her finding recommended that both the planned development and subdivision ordinance be approved by City Council.

Request: On Monday, December 2, 2019, subject to the public hearing, adopt the proposed ordinance approving the planned development; and subject to the Council's decision on the proposed ordinance, grant preliminary plat approval of the proposed subdivision.

Mark Person, Senior Planner, 487-7885

Mayor McEnerny-Ogle read the title of the ordinance into the record.

Mark Person, Senior Planner, provided an overview of the proposed development.

Councilmember Stober asked for clarification as to what pedestrian access and connections are included in the proposed development. Mr. Person explained that the property was previously zoned commercial, and part of the rezone request were conditions to improve pedestrian connections. He pointed out where those access points would be added.

Mayor McEnerny-Ogle opened the public hearing and, receiving no testimony, closed the public hearing.

Motion by Councilmember Hansen, seconded by Councilmember Paulsen, and carried unanimously to approve Ordinance M-4284.

7. Proposed 2019 Vancouver Comprehensive Plan and Zoning Map and Text Changes

Staff Report 177A-19

A. Fourth Plain Commons map amendment

AN ORDINANCE relating to Comprehensive Plan and Zoning for the City of Vancouver and Vancouver Municipal Code (VMC) Title 20; amending the Vancouver Comprehensive Plan and Zoning map designations for certain properties, providing for severability, and providing for an effective date.

B. Malloy map amendment

AN ORDINANCE relating to Comprehensive Plan and Zoning for the City of Vancouver and Vancouver Municipal Code (VMC) Title 20; amending the Vancouver Comprehensive Plan and Zoning map designations for certain properties, providing for severability, and providing for an effective date.

C. 5th Street/Hawes map amendment

AN ORDINANCE relating to Comprehensive Plan and Zoning for the City of Vancouver and Vancouver Municipal Code (VMC) Title 20; amending the Vancouver Comprehensive Plan and Zoning map designations for certain properties, providing for severability, and providing for an effective date.

D. Comprehensive Plan and Zoning Code amendments

AN ORDINANCE relating to Comprehensive Plan and Zoning for the City of Vancouver and Vancouver Municipal Code (VMC) Title 20; amending text of Vancouver Comprehensive Appendix E, and Vancouver Municipal Code 20.150, 20.225, 20.245, 20.270, 20.290, 20.320, 20.330, 20.410, 20.420, 20.430, 20.440, 20.450, 20.630, 20.680, 20.700, 20.730, 20.740, 20.790, 20.890, 20.945, 20.960; providing for severability; and establishing an effective date.

Summary

Council is requested to review and make final determinations on the proposed map and text changes:

Two proposals with unanimous recommendations involving limited public testimony

- *The Fourth Plain Commons map change from R-22 to CC zoning at the former Warrior Field site on Fourth Plain Boulevard to allow development of a 4-5 story mixed use affordable housing building with first floor community facilities drew one comment in favor and one against. Neighborhood resident and non-profit founder Mark Maggiora testified in favor, while Maplewood Neighborhood Association Chair James Dougherty testified against, citing concerns about parking adequacy, lack of notice, and lack of clarity about the anticipated square footage of the first floor of the building.*
- *A proposed zoning code text change lowering minimum parking requirements for very affordable housing (50% of Area Median Income or less) to 0.75 spaces per resident, along with eliminating minimum parking requirements for residents at senior or disabled housing facilities pursuant to legislative changes under E2SHB 1923 was also opposed by James Dougherty.*

Request: On Monday, December 2, 2019, subject to second reading and public hearing, approve ordinances.

Bryan Snodgrass, Principal Planner, 487-7946

Mayor McEnemy-Ogle read the titles of the ordinances into the record.

Bryan Snodgrass, Principal Planner, provided an overview of the proposed

Fourth Plain Commons Map Amendment (Ordinance 7A).

Mayor McEnerny-Ogle opened the public hearing on this proposed map amendment and received the following testimony:

- Shareefah Hoover, Vancouver, expressed concerns about potential increases in traffic, as well as a reduction in school impact fees resulting in the cost of the development not being fully borne by the development, and reducing the parking requirement to 0.75 spaces per resident, as transit is not developed enough along Fourth Plain to ensure an alternative mode of transportation for those residents who need to travel to get to work or shopping.

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

Mayor McEnerny-Ogle noted that Council is only considering the zone change request at this time. She asked staff to address Ms. Hoover's concerns.

Mr. Snodgrass explained that traffic issues are addressed at a general level at this stage in the process, and a closer evaluation will be done at the site plan stage and the application has to be in compliance with City standards. He noted that parking details would also be addressed at that stage. In regards to the reduction in required parking, he explained that Ordinance D of this item includes a provision to allow 0.75 spaces per resident for developments to approve affordable housing opportunities, which is a state requirement that the Legislature recently approved.

Mayor McEnerny-Ogle asked how residents are notified once a project enters the site plan review. Mr. Snodgrass stated the City typically notifies adjacent property owners, but staff can also work with the chair of the relevant neighborhood association to increase notice to residents in the area.

Motion by Councilmember Stober, seconded by Councilmember Lebowsky, and carried unanimously to approve Ordinance M-4285 regarding the Fourth Plain Commons Map Amendment.

Mr. Snodgrass provided an overview of the proposed Malloy Map Amendment (Ordinance 7B).

Mayor McEnerny-Ogle opened the public hearing for testimony on this proposed amendment and, receiving no testimony, closed the public hearing on this amendment.

Motion by Councilmember Paulsen, seconded by Councilmember Glover, and carried unanimously to approve Ordinance M-4286 regarding the Malloy Map Amendment.

Mr. Snodgrass provided an overview of the proposed 5th Street/Hawes Map Amendment (Ordinance 7C).

Mayor McEnery-Ogle opened the public hearing for testimony on this proposed amendment and, receiving no testimony, closed the public hearing on this amendment.

Motion by Councilmember Glover, seconded by Councilmember Paulsen, and carried unanimously to approve Ordinance M-4287 regarding the 5th Street/Hawes Map Amendment.

Mr. Snodgrass provided an overview of the proposed map corrections and text changes (Ordinance 7D), including changes to school impact fees (SIFs) for the Evergreen School District, and an expansion on recent statutory changes that would lower minimum parking requirements to 0.75 spaces per very affordable housing unit, and eliminate minimum parking for residents of senior or disabled persons housing.

In regards to the affordable housing parking, Mayor McEnery-Ogle asked what the definition of "very affordable" is. Mr. Snodgrass explained it would be less than or equal to 50 percent AMI. He explained the House Bill 1923 passed by the Legislature included a mandate to assess the parking requirements no more than 0.75 spaces per unit per resident for affordable housing near transit. The proposed amendment to the City code would expand that requirement citywide.

Councilmember Stober expressed concerns about lowering minimum parking standards for developments that may be located in areas where transit service is not fully developed. He stated he would support it along the Fourth Plain Corridor, but there are other corridors where it would be challenging.

Councilmember Hansen expressed concerns about the changes in the SIFs, noting that the fees were recently nearly doubled and now the proposal is to dramatically decrease them for multi-family residential development. He expressed concerns about a lack of predictability and asked about the method for calculating the fees. Mr. Snodgrass explained that the formula for calculating SIFs is set down in the City's code and the school districts provide the inputs for that formula to determine the fees.

Regarding the minimum parking standards, Councilmember Paulsen noted that the applicable affordable housing has historically been developed in parts of the city where reliable transit is available, such as downtown and along Fourth Plain.

Regarding the proposed elimination of parking requirements for senior and disabled housing, Mayor McEnery-Ogle asked if parking is required for staff of such facilities. Mayor McEnery-Ogle expressed concerns that not requiring parking for staff would have an impact on neighborhood parking in the vicinity of these facilities.

Mr. Snodgrass stated the City code does not currently require staff parking, but the proposed text changes do include language that would require one

parking unit per employee be provided for very affordable housing and housing dedicated to seniors and persons with disabilities.

Councilmember Glover expressed concerns about whether required parking is the best use of land.

City Attorney Jonathan Young clarified that the state regulations regarding these parking standards allows for cities to establish a requirement for provision of more than 0.75 spaces per bedroom if the jurisdiction has determined that a particular housing unit is in an area with a lack of access to street parking capacity, physical space impediments or other reasons supported by evidence that would make on-street parking unfeasible for that unit. For senior housing, there is a comparable provision that would allow one or more spaces per bedroom if similar on-street parking impediments exist in the surrounding area.

Mayor McEnerny-Ogle opened the public hearing on this proposed ordinance and received the following testimony:

- Phil Wuest, representing Ginn Group LLC, asked for clarification about one provision outlined by Mr. Snodgrass that would eliminate allowance for single-use buildings on non-arterials to qualify as mixed-use, stating he could not find that specific language in the ordinance. He urged the Council to delay a decision on this particular provision to consider the broader impacts it could have on affordable housing development. He stated Ginn has several projects in the works that would rely on the flexibility of the current mixed-use code.
- Shareefah Hoover, Vancouver, urged the Council to delay action on this ordinance and retool some of the language, especially regarding the minimum parking requirements and school impact fees.
- Marnie Allen, representing the Evergreen School District, spoke in support of the proposed changes to the school impact fees. She explained that SIFs are a function of the Growth Management Act and are calculated based on construction costs and the formula is driven from a school district's capital facility plan. New development can only pay a portion of the cost to construct schools' capital facilities, and the formula outlined in the City's code is how that portion is determined. She noted the formula in Vancouver's code is the same one that is adopted and followed by jurisdictions across the state.
- Susan Steinbrenner, Executive Director of Facilities for Evergreen School District, explained how the school district funds capital projects and how changes in development trends impact the district's financing.

Council spoke at length regarding the calculation of SIFs, the impacts the formula and rates have on development and affordable housing in specific areas of the city, and the fluctuation and unpredictability in the rates.

Regarding the provision Mr. Wuest spoke to, Mr. Snodgrass confirmed the proposed provision was not actually included in the draft ordinance, and as such the issue is a moot point for the purposes of this hearing and Council action on the ordinance.

Mayor McEnerny-Ogle stated she would like the Planning Commission to further explore this potential code change and have a full discussion and the benefit of community input prior to bringing it back to the City Council. Councilmember Hansen agreed and recommended remanding that issue to the Planning Commission.

Councilmember Paulsen noted that the proposal regarding the minimum parking standards for affordable housing units would apply the 0.75 spaces per unit standard citywide, while the state statute only calls for the standard to apply along established transit corridors. He asked for clarification as to why it is being proposed citywide. Mr. Snodgrass explained it is largely due to ease of administration, as mapping 1,000 feet from every bus stop would be very challenging. In addition, a development could propose providing more parking than the minimum standard. Councilmember Paulsen stated he is not a fan of putting parking where it is not needed, and he is comfortable with the minimum standard within 1,000 feet of a transit stop, but he has concerns about development occurring in a transit desert and creating a substantial parking shortage.

- Danielle Jokela, Vancouver, thanked the Council for pointing out the impact of seemingly small language changes, and she encouraged the Council to delay action on the parking standards as there are still too many questions. She noted the transit infrastructure is not sufficient in Vancouver to support a citywide implementation of the minimum standards.

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

Councilmember Paulsen stated he would like further conversation to occur regarding the minimum parking standard. Councilmember Stober agreed.

Council spoke at length regarding the process for amending this ordinance and their levels of comfort with the two proposals regarding parking standards.

Councilmember Stober stated the Council could pass the ordinance as presented and request the Planning Commission take another look at the impacts and make recommendations for amendments in the next several months.

Councilmember Glover stated she was not comfortable enacting new provisions that the Council then intends to amend in the near future.

Motion by Councilmember Stober to adopt the ordinance as written and

request the Planning Commission conduct additional review and recommend revisions as necessary failed for lack of a second.

City Manager Eric Holmes stated that it seems Council is not in favor of the current proposals and he recommended Council remand only that section of the ordinance that deals with the parking standards back to the Planning Commission to do more work on those issues. The ordinance as amended without that section could come back for a final reading and public hearing on December 16 for Council to consider and take action on the remainder of the proposals.

Motion by Councilmember Glover, seconded by Councilmember Hansen, and carried unanimously to amend the ordinance to eliminate Section T relating to VMC 20.945.

Motion by Councilmember Paulsen, seconded by Councilmember Hansen, and carried unanimously to approve the ordinance as amended, setting date of second reading and public hearing for the amended ordinance for Monday, December 16, 2019.

8. **Proposed New Zoning Standards for Self-Service Storage Facilities**

Staff Report 162A-19

AN ORDINANCE of the City of Vancouver, Washington regarding self-service storage zoning standards; amending Vancouver Municipal Code ("VMC") VMC 20.895 "Miscellaneous Special Use Standards", VMC 20.160.020 "Listing of Use Classifications", VMC 20.430.030 "Uses", VMC 20.440.030 "Uses"; providing for severability; and establishing an effective date.

Summary

Self-storage is recommended to continue to be permitted in zoning districts where it is currently allowed (General Commercial, Community Commercial, Office Campus Industrial, and Light Industrial), but subject to the following:

- *Prohibit new storage uses on properties located in whole or part within 500 feet of major corridors as identified in the map.*
- *Allow existing self-storage businesses to expand or construct new buildings within parcels currently being used for self-storage if they are rendered nonconforming by new code changes.*
- *Require new self-storage to be two or more stories with interior access to storage units only.*
- *Prohibit outdoor storage on the property.*
- *Prohibit activities not appropriate within storage units such as heavy industrial activity, storage of hazardous materials or animals, or conducting garage or estate sales.*

- *Require each floor above the ground floor facing a street to be at least 15% glass.*
- *Require at least 75% of any ground floor building wall facing a primary, minor, or collector arterial street to incorporate interest-creating features.*
- *Update VMC 20.160 Use Classifications to specify that self-storage does not include outdoor storage, and specifically include outdoor storage in the warehouse/freight movement use category instead; prohibit tenants from using storage units for residential purposes; and state that the term mini-storage used in the code is meant to mean self-storage.*
- *Update use tables in VMC 20.430 Commercial and Mixed Use Districts and 20.440 Industrial Districts to add footnotes that reference the new self-storage standards.*

Request: On Monday, December 2, 2019, subject to an additional reading and public hearing, approve ordinance.

Bryan Snodgrass, Principal Planner, 487-7946; Cayla Cothron, Associate Long Range Planner, 487-7899

Mayor McEnerny-Ogle read the title of the ordinance into the record.

Mr. Snodgrass and Cayla Cothron, Associate Planner, provided an overview of the proposed self-storage regulations and prior Council review and action pertaining to this item.

Mayor McEnerny-Ogle opened the public hearing and, receiving no testimony, closed the public hearing.

Motion by Councilmember Stober, seconded by Councilmember Lebowsky, and carried unanimously to approve Ordinance M-4288.

9. **Public Hearing on resolution in support of temporary moratorium on acceptance and processing of applications for permits for new or expanded developments, or subdivisions, generally located on Evergreen Boulevard from V Street to Grove Street, and Grand Boulevard from Evergreen to Mill Plain**

Staff Report 182-19

A RESOLUTION making findings of fact in support of the adoption of Ordinance M- 4277 declaring an emergency and imposing a temporary moratorium for the duration of six months upon the acceptance and processing of applications for permits for the new development or expansion of existing buildings on the properties illustrated in Attachment A herein,

generally located on Evergreen Boulevard from V Street to Grove Street, and Grand Boulevard from Evergreen to Mill Plain.

Summary

The moratorium prohibits the acceptance and processing of new applications for permits for new development or expansion of structures until May 4, 2020. The ordinance, including a likely six-month extension to November 4, 2020, provides time to complete an analysis and develop recommendations for appropriate land uses, building orientation, and other related streetfront, parking, and access considerations.

Evergreen/Grand Standards General Workplan

2020 Q1	• Evaluate existing corridor conditions and future potential • Initiate local stakeholder outreach
2020 Q2	• Identify standards for appropriate land uses, building configuration and streetfront, parking and access issues
2020 Q3	• Draft initial recommendations for regulatory standards, policies, programs, and planning tools
2020 Q4	• Planning Commission and City Council worksession and public hearing • Remove development moratorium

Request: On Monday, December 2, 2019, subject to public hearing, adopt a resolution making findings of fact in support of Ordinance M-4277.

Bryan Snodgrass, Principal Planner, 487-7946; Brent Boger, Assistant City Attorney, 487-8500

Mayor McEnerny-Ogle read the title of the ordinance into the record.

Mr. Snodgrass provided background information on the moratorium and an update on the Commercial Corridors Strategy work plan.

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

- Glen Yung, Vancouver, asked what outreach had been done to residents and business owners in the area of the moratorium prior to Council enacting it.
- Don Allen, Vancouver, stated he and his wife Rachel own Allen's Crosley

Lanes located on Evergreen Blvd in the moratorium area, and they had been planning on selling the property in preparation for retirement just before the moratorium was enacted, and as a result, the prospective buyer pulled their offer. He expressed frustration that their plans now need to be put on hold for another year, and wanted the Council to know the impact of such decisions on residents in Vancouver.

- Rachel Allen, Vancouver, echoed Mr. Allen's concerns and explained their planned retirement was prompted after they both had experienced health issues. She requested that the City try to complete its work within the initial six-month moratorium if at all possible.

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

Councilmember Paulsen thanked the Allens for being present and offering their testimony. He asked staff if the Commercial Corridors study was being approached on a macro level to consider all corridors under one umbrella, and whether it would be feasible to finish work on that study within the six months. Mr. Snodgrass stated that would not be the approach given there is a moratorium in place for this specific corridor and noted that the Evergreen/Grand corridor is a top priority because of that. He stated staff would separately prioritize certain corridors. Mr. Snodgrass stated it would be difficult to complete the work within 6 months and do the appropriate outreach as expected by the Council and the community, as well as test proposed standards with the Planning Commission and the Council.

In regards to Mr. Yung's question regarding advance outreach prior to Council taking action on the moratorium, City Attorney Jonathan Young explained there was no outreach done, which was by design, as advance notice could have opened up a race for land use applications to vest to regulations prior to the moratorium taking effect, which could have in turn impacted the status quo of the corridor.

Councilmember Hansen noted that staff had done a great job sticking to the timeline for the self-storage moratorium and he has faith they will do the same with this one. He thanked Mr. Snodgrass for outreach to date at neighborhood association meetings to provide updates on the Commercial Corridors Strategy and solicit feedback from residents on what they want their neighborhoods to look like.

Councilmember Stober thanked the Allens for being present at the meeting and for the investment they have made for years in this corridor. He requested that they remain involved in the process going forward to help define the future of the corridor.

Motion by Councilmember Stober, seconded by Councilmember Paulsen, and carried unanimously to adopt Resolution M-4050 approving the request.

Communications

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

Adjournment

9:50 p.m.

DocuSigned by:

58CB15C0632E403...
Anne McEnerny-Ogle, Mayor

Attest:

DocuSigned by:

BCF0734E40E94AE...
Natasha Ramras, City Clerk

Meetings of the Vancouver City Council are electronically recorded on audio and videotapes. The audio tapes are kept on file in the office of the City Clerk for a period of six years.