



Vancouver City Council

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

City Council Meeting Agenda December 2, 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. December 2, 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 December 2, 2024. Instructions will be provided on-site. Register to testify online. Online registration is open until 12:00 p.m. on December 2, 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: 5:00-6:00 p.m.

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

Federal Update and Legislative Agenda

(Approximately 45 minutes)

Aaron Lande, Program and Policy Development Manager, aaron.lande@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 18, 2024

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. Cascara Apartments - Fourth Plain For All Housing Loan

A RESOLUTION relating to affordable housing; authorizing the City Manager to approve the below market-rate affordable housing loan and execute agreements and other related loan documents on behalf of the City of Vancouver consistent with the American Rescue Plan Act requirements and Fourth Plain For All Investment Strategy Housing Allocation funds.

Staff Report: 252-24

Request:

1. Approve The Affordable Housing Loan between Cascara Apartments LLLP, a Washington limited liability limited partnership (“Borrower”) and the City of Vancouver, Washington, a Washington municipal corporation (“Lender”)
2. Confirm American Rescue Plan Act Restricted Funds Eligibility. The Affordable Housing Loan conforms to the City’s Fourth Plain for All Investment Strategy Housing Actions and the US Department of Treasury American Rescue Plan Act State and Local Fiscal Recovery Fund restrictions for loans to fund investments in affordable housing projects under the public health and negative economic impacts eligibility use category and the full principal of the loan may be funded from the City’s restricted American Rescue Plan Act funds.
3. Authorize the City Manager or their designee to issue and execute the Loan Documents, which include the Affordable Housing Loan Agreement (“Exhibit A”), the Secured Promissory Note (“Exhibit B”), the Subordinate Deed of Trust (“Exhibit C”), and the Affordable Housing Covenant (“Exhibit D”), in substantially the form attached.
4. Authorize the City Manager or their designee to make any reasonably necessary modifications to the Loan Documents and execute supplemental

creditor agreements requested by the Borrower's tax-exempt bonds as reasonably necessary to perfect subordination of the loan security.

Chim Chune Ko, Principal Project Manager, ChimChune.Ko@cityofvancouver.us

2. 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, December 2, 2024, approve a Resolution updating boundaries of the Vancouver Arts District.

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

3. Critical Areas Ordinance

AN ORDINANCE relating to Vancouver Municipal Code (VMC) Title 20 concerning the regulation of Critical Areas within the City; Amending VMC 20.150 and VMC 20.740; providing for severability; and establishing an effective date.

Staff Report: 253-24

Request: On Monday, November 4, advance the ordinance amending Vancouver Municipal Code Sections 20.150 and 20.740, setting a second reading and public hearing on November 18, 2024.

Domenique Martinelli, Senior Planner, Keith Jones, Senior Planner,
dominique.martinelli@cityofvancouver.us, keith.jones@cityofvancouver.us

4. Parking Advisory Committee Appointment

Request: Appoint Jonathan Wheeler to a midterm position on the Parking Advisory Committee with a term beginning immediately and expiring on April 18, 2025.

Council Subcommittee 2

5. Citizen Noise Advisory Committee Reappointment

Request: The reappointment of Mike Yee to a midterm position that would begin immediately and expire November 30, 2025, and John Pusieski to a full-term appointment that would begin November 30, 2024, and expire November 30, 2027.

Council Subcommittee 2

6. Approval of Claim Vouchers

Request: Approve claim vouchers for December 2, 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.

7. 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 December 2, 2024, subject to second reading and public hearing, approve the ordinance.

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

8. 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 December 2, 2024, subject to second reading and public hearing, approve the ordinance, expanding the boundary of the Fourth Plain residential target area of the multifamily tax exemption program.

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

9. 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 December 2, 2024, subject to second reading and public hearing, approve ordinance

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

10. 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 December 2, 2024, subject to second reading and public hearing, approve the ordinance.

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

11. 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, 5.93.030, 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 December 2, 2024, subject to second reading and public hearing, approve the ordinance.

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

12. 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 December 2, 2024, subject to second reading and public hearing, approve the ordinance.

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

13. 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 December 2, 2024, subject to second reading and public hearing, approve the ordinance.

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

14. 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 December 2, 2024, subject to second reading and public hearing, approve the ordinance.

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

15. 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 December 2, 2024, subject to second reading and public hearing, approve the ordinance.

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

16. 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 December 2, 2024, subject to second reading and public hearing, approve the ordinance.

17. 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 December 2, 2024, subject to second reading and public hearing, approve the ordinance and approve the attached Planning Fee Changes, to be effective January 1, 2025.

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

18. 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 December 2, 2024, subject to second reading and public hearing, approve the ordinance and amend the Vancouver Municipal Code sections 14.04.210, 14.04.230, and 14.09.060.

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

19. 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 December 2, 2024, subject to second reading and public hearing, approve the ordinance and adopt the attached VMC Title 16 amendments, to be effective January

1, 2025.

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

20. 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 December 2, 2024, subject to second reading and public hearing, approve the ordinance and adopt the attached VMC Title 17 amendments, to be effective January 1, 2025.

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

21. 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 December 2, 2024, subject to second reading and public hearing, approve the ordinance.

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

22. 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 December 2, 2024, subject to second reading and public hearing, approve the ordinance.

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

Communications

A. From the Council

Council Equity Resolution

B. From the Mayor

C. From the City Manager

2024 Second Supplemental Budget

Adjournment

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