



## City Council Meeting Minutes

Vancouver City Hall | Council Chambers | 415 W. 6th St.  
PO Box 1995 | Vancouver, WA 98668-1995  
[cityofvancouver.us](http://cityofvancouver.us)

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

### December 8, 2025

#### Workshops: 4:00-5:00 p.m.

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

*The City Council Meeting was held on 12/8/2025 at 4:00 PM in the Vancouver City Hall, Council Chambers 415 West 6th Street, Vancouver, WA 98660.*

*Workshops were conducted in person in the Council Chambers of City Hall. Members of the public were invited to view the meeting in person, via the live broadcast on [www.cvtv.org](http://www.cvtv.org) and CVTV cable channels 23 or HD 323, or on the City's Facebook page, or [www.facebook.com/VancouverUS](http://www.facebook.com/VancouverUS).*

*View the CVTV video recording, including presentations and discussion, for workshops at: <https://www.cvtv.org/video/city-council-workshops-12-08-25-2025121004/>*

#### **Federal Update and Legislative Agenda**

(Approximately 30 minutes)

Aaron Lande, Assistant City Manager, [aaron.lande@cityofvancouver.us](mailto:aaron.lande@cityofvancouver.us)

*Staff led Council through a discussion of the Federal Update and Legislative Agenda.*

#### **State Legislative Final Legislative Agenda**

(Approximately 30 minutes, to immediately follow the previous workshop)

Aaron Lande, Assistant City Manager, [aaron.lande@cityofvancouver.us](mailto:aaron.lande@cityofvancouver.us)

*Staff led Council through a discussion of the State Legislative Final Legislative Agenda.*

#### **Executive Session Re: Pending Litigation RCW 42.30.110 (1)(i) (45 min) (5:00 - 5:45 PM)**

*Mayor McEnergy-Ogle announced the Council would be entering into executive session from 5:10-6:00 p.m. to discuss Pending Litigation.*

#### **Council Dinner / Administrative Updates (5:45-6:30 PM)**

## **Regular Council Meeting**

6:30 PM

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

*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](http://www.cvtv.org) and CVTV cable channels 23 or HD 323, or on the City's Facebook page, [www.facebook.com/VancouverUS](http://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/video/vancouver-city-council-12-08-25-2025121003/>*

*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 McEnery-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 McEnery-Ogle*

**Absent:** *None*

## **Approval of Minutes**

### **Minutes - November 10, 2025**

**Motion by Councilmember Stober, seconded by Councilmember Fox, and Yes: 6, No: 0, Abstaining: 1, to approve the November 10, 2025, Meeting Minutes. Councilmember Paulsen abstained.**

### **Minutes - November 17, 2025**

***Motion by Councilmember Paulsen, seconded by Councilmember Perez, and Yes: 7, No: 0, Abstaining: 0, to approve the November 17, 2025, Meeting Minutes.***

**Minutes - November 24, 2025**

***Motion by Councilmember Fox, seconded by Councilmember Paulsen, and Yes: 7, No: 0, Abstaining: 0, to approve the November 24, 2025, Meeting Minutes.***

**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 McEnery-Ogle opened Community Communication and received testimony from the following community members regarding any matter on the agenda not scheduled for a Public Hearing:*

- *Peter Fels, Vancouver*
- *Brad Erhart, Vancouver*
- *Bruce Barnes, Vancouver*

*There being no further testimony, Mayor McEnery-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 2 for discussion.*

***Motion by Councilmember Stober, seconded by Councilmember Perez, and Yes: 7, No: 0, Abstaining: 0, to approve Items 1, and 3-8 on the Consent Agenda.***

***Motion by Councilmember Fox, seconded by Councilmember Stober, and Yes: 7, No: 0, Abstaining: 0, to approve Item 2 on the Consent Agenda.***

**1. Contract Award — Water Station 3 Final Design - C-102098**

**Staff Report: 241-25**

Request: On Monday, December 8, 2025, authorize the City Manager, or designee, to finalize and execute a professional services agreement between the City of Vancouver and Jacobs Engineering Group for an estimated amount not to exceed \$2,904,774.00; authorize the City Manager to take any legal action necessary to enforce the terms of the same.

Patrick Craney, Water Resource Engineer,  
patrick.craney@cityofvancouver.us

***Motion approved the request.***

**2. Contract Award - Safe Streets and Roads for All - Fourth Plain Safety and Mobility Improvement Project**

**Staff Report: 242-25**

Request: On Monday, December 8, 2025, authorize the City Manager, or designee, to finalize and execute a professional services agreement with Consor North America, Inc. for a contract amount of \$1,036,761.39. Council authorizes the City Manager to amend the contract as needed and to amend the value up to 10% of the not-to-exceed value stated here-in.

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

***Motion approved the request.***

**3. Interlocal Agreement — 2026 Grounds, Equipment and Maintenance (GEM)**

**Staff Report: 243-25**

Request: On Monday, December 8, 2025, authorize the City Manager, or designee, to finalize and execute the 2026 GEM Interlocal Agreement.

Michael Cero, Operations Superintendent,  
michael.cero@cityofvancouver.us

***Motion approved the request.***

**4. Approval of 2026 Affordable Housing Fund Rental Assistance Award Recommendations**

**A RESOLUTION** relating to low-income housing; providing for adoption of 2026 funding awards for the Affordable Housing Fund and authorizing the City Manager

to execute agreements and other related documents and disburse funds in accordance with those agreements on behalf of the City of Vancouver consistent with Affordable Housing Fund 2026 Council-approved funding awards.

**Staff Report: 244-25**

Request: On Monday, December 8, 2025, approve a resolution adopting the proposed 2026 AHF rental assistance and housing services awards and authorizing the City Manager, or designee, to execute related agreements.

Samantha Whitley, Housing Programs Manager,  
samantha.whitley@cityofvancouver.us

***Motion adopted Resolution M-4361 to approve the request.***

**5. Aviation Advisory Committee Appointment**

Request: On Monday, December 8, 2025, appoint Jordan Thomas and Matthew Winit to mid-term positions on the Aviation Advisory Committee, with a term beginning immediately, and expiring June 30, 2027.

Subcommittee 1

***Motion approved the request.***

**6. Fort Vancouver Regional Library District Board Appointment**

Request: On Monday, December 8, 2025, reappoint Megan Dugan to a full-term position on the Fort Vancouver Regional Library District Board, with a term beginning December 31, 2025, and expiring December 31, 2032.

Subcommittee 2

***Motion approved the request.***

**7. Lodging Tax Advisory Committee Appointment**

Request: On Monday, December 8, 2025, appoint the following to the Lodging Tax Advisory Commission:

- Kyle Byrd to a mid-term position, with a term beginning 12/31/2025, and expiring 12/31/2026.
- Keri Robinson to a mid-term position, with a term beginning 12/31/2025, and expiring 12/31/2026.
- Mike Bomar to a full-term position, with a term beginning 12/31/2025, and expiring 12/31/2027.

And reappoint the following to the Lodging Tax Advisory Commission:

- Temple Lentz to a full-term position, with a term beginning 12/31/2025, and expiring 12/31/2027.
- Christie Rust to a full-term position, with a term beginning 12/31/2025, and expiring 12/31/2028.
- Janet Kenefsky to a full-term position, with a term beginning 12/31/2025, and expiring 12/31/2028.

Subcommittee 1

***Motion approved the request.***

#### **8. Approval of Claim Vouchers**

Request: Approve claim vouchers for December 8, 2025.

***Motion approved claim vouchers in the amount of \$11,940,603.86.***

#### **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.

#### **9. 2023-2029 Strategic Plan Updates**

**A RESOLUTION** adopting changes to the 2023-2029 Strategic Plan.

##### **Staff Report: 245-25**

Request: On Monday, December 8, 2025, adopt the resolution approving proposed changes and updates to the 2023-2029 Strategic Plan.

Tanya Gray, Performance Analyst, Aaron Lande, Assistant City Manager,  
Tanya.Gray@cityofvancouver.us, aaron.lande@cityofvancouver.us

*Tanya Gray, Performance Analyst, Aaron Lande, Assistant City Manager, provided an overview of the 2023-2029 Strategic Plan Updates.*

*Council discussed the item briefly with staff.*

*Mayor McEnery-Ogle opened the public hearing and did not receive testimony from community members.*

*There being no testimony, Mayor McEnery-Ogle closed the public hearing.*

*Council agreed that the item should be remanded back to staff for updates to the Strategic Plan draft and to be brought back at a later date.*

***Motion by Councilmember Stober, seconded by Councilmember Fox, and Yes: 7, No: 0, Abstaining: 0, to remand the item back to staff with an intent to return at a later date.***

## **10. Vancouver Municipal Code Title 14 Updates**

**AN ORDINANCE** relating to water, sewer and surface water utility miscellaneous fees and regulations, amending chapters 14.04, 14.08, 14.09, and 14.16 of the Vancouver Municipal Code (VMC); providing for savings, severability and an effective date.

### **Staff Report: 238-25**

Request: On Monday, December 8, 2025, upon second reading and a public hearing, finalize and approve the ordinance amending Title 14 of the Vancouver Municipal Code.

Chris Malone, Public Works Finance and Asset Manager,  
chris.malone@cityofvancouver.us

*Chris Malone, Public Works Finance and Asset Manager, provided an overview of the Vancouver Municipal Code Title 14 Updates.*

*Council discussed the item briefly with staff.*

*Mayor McEnery-Ogle opened the public hearing and did not receive testimony from community members.*

*There being no testimony, Mayor McEnery-Ogle closed the public hearing.*

***Motion by Councilmember Stober, seconded by Councilmember Fox, and Yes: 7, No: 0, Abstaining: 0, to approve Ordinance M-4524.***

## **11. 2026 Model Business and Occupation Tax Ordinance Update**

**AN ORDINANCE** relating to Chapter 5.03 of the Vancouver Municipal Code (VMC), Business and Occupation Tax, amending VMC 5.03.030; and providing for severability, referendum, and an effective date.

### **Staff Report: 239-25**

Request: On Monday, December 8, 2025, upon second reading and a public hearing, finalize and approve the ordinance.

Anthony Glenn, Treasurer, [anthony.glenn@cityofvancouver.us](mailto:anthony.glenn@cityofvancouver.us)

*Anthony Glenn, Treasurer, provided an overview of the 2026 Model Business and Occupation Tax Ordinance Update.*

*Council discussed the item briefly with staff.*

*Mayor McEnerny-Ogle opened the public hearing and did not receive testimony from community members.*

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

***Motion by Councilmember Fox, seconded by Councilmember Stober, and Yes: 7, No: 0, Abstaining: 0, to approve Ordinance M-4525.***

## **Unfinished Business**

### **12. Consider Ethics Investigation Advisory Report Regarding Councilmember Harless**

#### **Staff Report: 205-25**

Request: On Monday, December 8, 2025, review the Advisory Report and take action. Action may include the following:

1. Dismissal of the complaint on the basis that no violation of the Code of Ethics occurred; or
2. Remand to Ms. Bannon to obtain additional information in order for the Council to decide whether a violation has occurred; or
3. Make a determination, that by a preponderance of the evidence, a violation of the Code of Ethics has occurred, in which case the Council shall adopt written findings, conclusions and appropriate sanctions.
4. Pursuant to City Council Policy 100-36, Section 9.0, Council cannot make a final determination about the Complaint for a period of 10 (ten) days to allow Councilmember Harless to request a review of the Council's decision.

Nena Cook, City Attorney, [nena.cook@cityofvancouver.us](mailto:nena.cook@cityofvancouver.us)

*Councilmember Harless excused herself from the item and left Council Chambers.*

*Nena Cook, City Attorney, provided an overview of the Investigation Advisory Report*

*regarding Councilmember Harless.*

*Council discussed the subject.*

***Motion by Councilmember Fox, seconded by Councilmember Stober, and Yes: 5, No: 1, Abstaining: 1, to adopt written findings, conclusions and appropriate sanctions, due to the preponderance of evidence that a violation of the Code of Ethics has occurred. Councilmember Perez voted No. Councilmember Harless recused herself from the Item and vote.***

## Communications

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

Endorsement of the Clark County Transportation Alliance 2026 Policy Statement

*Aaron Lande, Assistant City Manager, discussed the Endorsement of the Clark County Transportation Alliance 2026 Policy Statement.*

Interstate Bridge Replacement - Pre-Executive Steering Group

*Katherine Kelly, Program and Policy Development Manager, discussed the Interstate Bridge Replacement - Pre-Executive Steering Group.*

## Adjournment

**8:38 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:** [Dollar, Sarah](#)  
**To:** [Dollar, Sarah](#)  
**Subject:** FW: Today's Council meeting #12 - Harless ethics complaint  
**Date:** Monday, December 8, 2025 12:40:44 PM

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## Testimony

**Sarah Dollar** | Executive Assistant to the City Council  
*Pronouns: She/Her/Hers*  
CITY OF VANCOUVER, WASHINGTON  
City Manager's Office (CMO)  
**Primary (Cell):** 360-624-2949 | **Desk:** 360-487-8641  
[www.cityofvancouver.us](http://www.cityofvancouver.us)

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**From:** Peter L. Fels <[REDACTED]>  
**Sent:** Monday, December 8, 2025 12:10 PM  
**To:** City Council <council@cityofvancouver.us>  
**Subject:** Today's Council meeting #12 - Harless ethics complaint

**Peter Fels**

[REDACTED]  
**Vancouver WA 98663**

telephone: [REDACTED] • [REDACTED]

12/8/2025

To City Council:

RE: Allegations of ethics violations by Councilmember Harless

What is improper?

Dictionary definition:

“not in accordance with accepted rules or standards, especially of [morality](#) or [honesty](#).”

(Google Oxford languages)

The problem with the charge of “appearance of impropriety” is that it is vague. The City Code states no councilmember shall by conduct give a reasonable basis for the impression that any person can improperly influence the councilmember or unduly enjoy favor of the councilmember or the councilmember is affected by association with any person.

Read most broadly if any councilmember has any “association” with any person, *someone* might infer or have the impression the councilmember’s act was affected by that association. For example, if you and someone who has business before the Council are in the same club, have mutual friends, are members of a business or social association, etc., someone might get the impression that your relationship, no matter how tenuous, affects your official action.

However, the code is modified by the terms “reasonable basis”. To be reasonable, there must be some fact to support the allegation the councilmember’s action was *unduly* or *improperly* affected.

In this case, while there is evidence that Ms. Harless was dating and eventually engaged to Mr. Park, and that she enjoyed the activities of the Vancouver Arena supported by the LTAC grants, there is no evidence that Vancouver Arena gained undue favor. An impression that Vancouver Arena received unfair advantage in the grant process is not reasonable because it is not supported by any facts.

I encourage you to dismiss the complaint.

Respectfully,

Peter Fels

## Llanos Bare, Cheyanne

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**From:** Michael Slattery [REDACTED]  
**Sent:** Monday, December 1, 2025 7:33 PM  
**To:** City Council; Planning Commission  
**Subject:** Council-Directed Upzoning Modification

You don't often get email from slatterym@gmail.com. [Learn why this is important](#)

To whom it may concern,

I am a 4 year resident of the DuBois Park neighborhood.

I am concerned about recent modifications to the proposed Comprehensive Plan made at the direction of the City Council.

These modifications upzone existing single-family lots in the DuBois Park neighborhood. I understand this significant change was made following the City Council's recent review, where the plan was modified to "focus growth in areas with existing infrastructure"— (such as DuBois Park and other neighborhoods across Vancouver) in order to allow for higher density development, including taller homes and more housing units per lot.

I would appreciate you sharing alternative approaches which the Planning Commission and City Council have considered re: zoning and upzoning for Vancouver's neighborhoods, the timeline, and timing of any proposed implementation.

I recognize the need to increase the housing supply in Vancouver. I am also concerned that this significant upzoning change will fundamentally change the character of many residential neighborhoods used by families and individuals for recreation, exercise, family strolls, employees of nearby businesses and more. It will impact (Here are some examples of issues you may want to build on):

- traffic congestion
- on-street parking
- pedestrian safety -- for the neighborhood's many families with young children, employees of near-by businesses who routinely walk the neighborhood during lunch/breaks/walk-and-talk meetings, older pedestrians, playgroups that regularly meet at the park, etc.
- higher-density development including taller buildings or more housing units per lot
- tree canopy
- property value

Thank you and I would welcome further opportunities to share my concerns with you. Feel free to reach out.

Michael Slattery



Vancouver WA 98661

## Llanos Bare, Cheyanne

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**From:** Rick Gales <[REDACTED]>  
**Sent:** Monday, December 1, 2025 3:20 PM  
**To:** Our Vancouver 2045; City Council  
**Cc:** Rick Gales; [REDACTED]  
**Subject:** Comprehensive Plan 2045

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

Dear Council-

The Comprehensive Plan draft under review is another government plan that allows for comment, just as we had for the Heights development. Ample opportunity to have the community provide input, meeting the letter of the mandate to "listen," knowing the input from the community is a formality prior to approval. It is shameful how the Council operates with mandates to "listen" to meet the letter of the law. The final judgement is a foregone conclusion. Listening via meetings, workshops and presentations and council meetings are empty promises for the uninitiated. The process could be meaningful if the residents concerns were the concerns of the Council, but that's not been the case since I moved to Vancouver.

I moved to an established neighborhood with single family homes and low density to raise my kids here in Vancouver 30+ years ago. My choice of Dubois Park was no accident. It was a lovely neighborhood, but all that is about to be turned upside down with the Urban Density rezoning. Those of us who have invested in Vancouver, our families and our neighborhoods are being reprioritized for the ability to build high density housing. Read that as pushed aside for the benefit of developers and apartments...the modern Soviet style housing to maximize profits and engineer societies.

These may be government priorities, but they are not the priorities of the residents who want the "Leave it to Beaver" style neighborhoods found in the Heights. Massive development will not enhance the cohesion of neighborhoods, it will bring soul-less high-rises. Home ownership builds the community while apartments bring a less anchored resident, parking issues and general incompatibility.

And the people you predict moving to Vancouver, where are the living wage jobs so support them?

I would also like to point out that in the Heights, the lowest density in the rezoning are the expensive properties on Buena Vista and within the Dubois Park neighborhood. Those homes on the outer ring of Dubois Park have a higher density zoning. Rather discriminating to minimize the impact to the most wealthy residents while saddling the higher density on the lower value properties. Shameful to know where our some Council member live to take advantage of the lower density zoning.

Shameful!

Rick Gales

## Llanos Bare, Cheyenne

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**From:** Paul Gardner [REDACTED]  
**Sent:** Tuesday, December 2, 2025 12:19 PM  
**To:** City Council  
**Cc:** Planning Commission  
**Subject:** Draft Preferred Alternative of the Vancouver Comprehensive Plan

You don't often get email from pgardner315@gmail.com. [Learn why this is important](#)

Dear City Council,

I'm writing to share a deep concern about the Draft Preferred Alternative of the Vancouver Comprehensive Plan discussed on December 1, 2025, and the effect it will have on a small but important section of the Dubois Park Neighborhood. I'm asking for a simple, logical revision that will keep this area consistent and protected.

A cluster of lots—those just west of Devine Road and those directly south of MacArthur Boulevard—have been assigned a different and significantly less favorable zoning designation than the rest of Dubois Park. While the entire neighborhood is zoned Low Scale Neighborhood (up to 3 stories / 45 feet), these select lots have been designated Medium Scale Neighborhood (up to 5 stories / 75 feet).

This creates the very real possibility that Dubois Park could be ringed by 5-story, 75-foot-tall multi-family buildings. For residents, this would mean increased congestion, parking strain, safety concerns, and undeniable impacts on property values. I ask you to take a moment to look at the map and imagine living on the west side of Santa Fe Drive, with a 5-story building looming across from your front yard—and consider what that would mean for your sense of safety, sunlight, privacy, and long-term home value.

It's important to note that the lots east of Santa Fe Drive are *already* poised to experience significant change due to the Heights Redevelopment (Tower Mall) project. Applying this revised zoning creates an additional, unnecessary hardship on the neighborhood.

My request is simple and measured: please revise the zoning for the lots west of Devine Road and those just south of MacArthur Boulevard so they match the Low Scale Neighborhood designation applied to the rest of Dubois Park.

I understand this request may come late in the process. However, the brief window between the November 18 City Planning Meeting and now—combined with the holiday period and the complexity of the plan—made it difficult for many of us to fully grasp the implications in time.

Thank you for your attention and consideration.

Sincerely,  
Paul Gardner

[REDACTED]  
Vancouver, WA 98661

[REDACTED]

## Llanos Bare, Cheyanne

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**From:** Emily Pelts <[REDACTED]>  
**Sent:** Monday, December 1, 2025 7:21 PM  
**To:** City Council  
**Subject:** Comprehensive Plan - Feedback to Public Testimony 12/1

You don't often get email from pelts1ec@gmail.com. [Learn why this is important](#)

Hello City Councilmembers,

I had to send this email after watching only a few minutes of the public testimony on the preferred plan that took place on December 1. I want to start by saying that I initially restrained myself from sending a similar email after just reviewing the updated preferred comprehensive plan, but after the outrageous testimonies on Monday, I can no longer bite my tongue.

You have absolutely folded to the rich whiners in the South Cliff & DuBois neighborhoods. The preferred plan has no mixed use along Mill Plain and yet they still have the audacity to complain that it should be further down-zoned to a low scale neighborhood! Their concerns are actually a deep resistance to their changing city, concern for their personal property values and generational wealth, and a difference in aesthetics masked by concern for "the eagle's nest" in their tree canopy! Sure, I'm a homeowner and am afraid of that too, but I know the world doesn't revolve around me and I'm not the only person in this city. We're a community. They're pathetic. There is no pleasing them, and you should add back the mixed-use along mill plain to align with the plan guidelines that have been applied to every other main arterial in the city except for the small portion abutting their neighborhood. I live in Hudson's Bay, and it feels like all the mixed-use that they've been complaining about & didn't want along Mill Plain was removed from South Cliff and reallocated to Hudson's Bay! We have about 6 parcels that aren't mixed use - yet our lots are smaller and quite densely packed together. It feels like we are making up for their resistance. Hudson's Bay is carrying the mixed-use burden for the entirety of the city west of Andreson & south of McCoughlin. Hudson's Bay is being bulldozed for our cooperation, but this is not just or fair or in alignment with the comp plan guidelines that were established at the beginning of this endeavor.

Show the people of the rich and privileged neighborhoods that you will not be intimidated by their lawyer and that you stand by your words to establish housing and opportunity for EVERYONE in the city - they are not above CHANGE.

Happy to discuss further, thank you for your time  
Emily

## Llanos Bare, Cheyanne

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**From:** esther slattery <[REDACTED]>  
**Sent:** Monday, December 1, 2025 7:37 PM  
**To:** Planning Commission; City Council  
**Subject:** Fwd: Council-Directed Upzoning Modification

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### To whom it may concern,

I am a 4 year resident of the DuBois Park neighborhood.

I am concerned about recent modifications to the proposed Comprehensive Plan made at the direction of the City Council.

These modifications upzone existing single-family lots in the DuBois Park neighborhood. I understand this significant change was made following the City Council's recent review, where the plan was modified to "focus growth in areas with existing infrastructure"— (such as DuBois Park and other neighborhoods across Vancouver) in order to allow for higher density development, including taller homes and more housing units per lot.

I would appreciate you sharing alternative approaches which the Planning Commission and City Council have considered re: zoning and upzoning for Vancouver's neighborhoods, the timeline, and timing of any proposed implementation.

I recognize the need to increase the housing supply in Vancouver. I am also concerned that this significant upzoning change will fundamentally change the character of many residential neighborhoods used by families and individuals for recreation, exercise, family strolls, employees of nearby businesses and more. It will impact (Here are some examples of issues you may want to build on):

- traffic congestion
- on-street parking
- pedestrian safety -- for the neighborhood's many families with young children, employees of near-by businesses who routinely walk the neighborhood during lunch/breaks/walk-and-talk meetings, older pedestrians, playgroups that regularly meet at the park, etc.
- higher-density development including taller buildings or more housing units per lot
- tree canopy
- property value

Thank you and I would welcome further opportunities to share my concerns with you. Feel free to reach out.

Esther Slattery



[Vancouver WA 98661](#)

## Llanos Bare, Cheyanne

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**From:** Don Maltase [REDACTED]  
**Sent:** Monday, December 1, 2025 2:51 PM  
**To:** City Council; Planning Commission  
**Subject:** Upzoning Dubois Park Neighborhood

You don't often get email from don@maltase.net. [Learn why this is important](#)

All,

I would like to thank you for the time you spend helping our city. I am sure your motives are sincere. This rezone is not for the public good. Don't let the state ruin a good thing. Look at your accomplishments and be proud. The upzone will be an ugly blemish on a city that works!

I realize the state is mandating more dense zoning as we move forward. What I don't believe is trying to change zoning in well-established neighborhoods. Past planning should not be abated when there are alternate solutions. This will lead to a number of issues you must recognize. The proposed zoning is flat out not fair to your residents who in some cases have supported Vancouver for decades in numerous ways taxes aside. Condemnation may be too strong a word but depreciation in value is certainly correct. You are taking retirement money from many. Condemnation! Dubois Park with its annual 4<sup>th</sup> of July parade, children feeling safe to play in the streets and literally hundreds of walkers of all ages with many using canes and walkers enjoy our safe neighborhood. From children to retirees we all live in harmony and don't want traffic and street parking that will lead to crime and injuries. You can not deny the fact traffic will increase, or street parking will increase and there will be more police responses requested. We are a neighborhood already poised to absorb a significant influx of traffic and housing you have designed contiguous to our neighborhood.

Maybe this move is just eyewash for the state because I am sure your vacant land analysis of Dubois would without a doubt show it is not worth the exercise.

I don't see how you can turn your back on Dubois Park. Drive or better yet walk it and you will come to the conclusion that the Dubois Park design should not be round filed.

We are all proud of what the city designed. Your predecessors had good vision.  
Don't ruin a good thing,  
Please

Push back....The State is not to be applauded or followed.

Thank you for your consideration.  
Don Maltase  
The short notice does not allow me time to testify in person.